RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$750,000.00**.

Affiant

Subscribed and sworn to before me, this the 16th day of August, 2005.

Notary Public

My commission expires: 03-22-2008

(AFFIX SEAL)

JASON CHAFFIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 08/18/05 14:35 2 pgs
Fees:13.00 Taxes:2775.00

20050818-0098683

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Lydia Jones **Owen Jones**	SAME	**Map 104-11, Parcel 240.00**
2608 Essex Place		
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Thomas Lee Sanders, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lydia Jones and husband, Owen Jones

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 86 on the Plan of Bransford Realty Company's Subdivision of The Edgar Jones Home Place, as of record in Book 421, Page 7, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

BEING the same property conveyed to Thomas Lee Sanders, an unmarried man by Warranty Deed from Johnny W. Fleming, III, unmarried, of record in Instrument No. 20040816-0098746, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants for detached structure, of record in Instrument No. 20050621-0070955, Register's Office of Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This instrument is being executed in behalf of Thomas Lee Sanders, pursuant to a Power of Attorney executed by same on the 12th day of August, 2005, of record in Instrument No. _____, Register's Office for Davidson County, Tennessee.

*20050818-0098681

This is Improved (__X__) Unimproved (____) property, known as: **2608 Essex Place, Nashville, TN 37212**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **16th** day of **August, 2005.**

Thomas Lee Sanders
Thomas Lee Sanders

By: Kathy Hand, Atty-in-fact
Kathy Hand, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Kathy Hand**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for **Thomas Lee Sanders**, and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Thomas Lee Sanders** for the purpose therein contained, by signing the name of **Thomas Lee Sanders** by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **16th** day of **August, 2005.**

Notary Public

My Commission expires: 5/23/09

DEBORAH M. O'NEIL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.