FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of August, 2005

Notary Public: Patricia Nicholls

MY COMMISSION EXPIRES: 01/24/09
(AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Larry I. Jones	Countrywide Home Loans, Inc.	Map 96
709 Braidwood Dr.	4500 Park Granada	Group 10
Nashville, TN 37214-3201	Calabasas, CA 91302-1613	Parcel 242

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

R. Jean Cranshaw, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Larry I. Jones and wife, Melanie M. 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:

BEING Lot No. 324, on the Plan of Cloverhill, Section V, as of record in Book 2133, Page 88, Register's Office for Davidson County, Tennessee.

SAID Lot No. 324 fronts 75 feet on the easterly side of Braidwood Drive and runs back 200 feet on the northerly line and 254.8 feet on the southerly line, to a dead line in the rear, measuring 62.3 feet thereon.

Being the same property conveyed to R. Jean Cranshaw, unmarried, by deed from Jan Robin Meurer, unmarried, of record in Book 8496, Page 126, said Register's Office, dated November 26, 1991.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2133, Page 88; and (3) Sewer Drainage Easement to Metropolitan Government of record in Book 7225, Page 233, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 709 Braidwood Dr., Nashville, TN 37214-3201

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 covenant 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 hand this 19th day of August, 2005.

R. Jean Cranshaw

Davidson County DEEDWARR
Recvd: 08/22/05 13:16 2 pgs
Fees:13.00 Taxes:370.00

20050822-0099758

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named R. Jean Cranshaw, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of August, 2008.

My Commission Expires: 01/24/09

Notary Public

