RECORD AND RETURN TO:
CLOSING & TITLE SERVICES, INC.
533 RIVERGATE PARKWAY
GOODLETTSVILLE, TN 37072

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Mikel McLeroy and wife
Wendy A. Phillips-McLeroy
509 Leonard Ridge Court
Nashville, TN 37221

SEND TAX BILL:

FIRST COMMUNITY MORTGAGE INC.
1610 S CHURCH STREET SUITE A
MURFREESBORO, TN 37130

MORTGAGEE:

FIRST COMMUNITY MORTGAGE, INC.
1610 S CHURCH STREET SUITE A
MURFREESOBORO, TN 37130

MAP AND PARCEL:
MAP 155-16-A
PARCEL 166

Davidson County DEEDWARR
Recvd: 09/06/05 12:45 2 pgs
Fees:13.00 Taxes:1054.13
20050906-0106549

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Jerry H. Jones, Jr. and wife, Erin L. Jones**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Mikel McLeroy and wife, Wendy A. Phillips-McLeroy**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 181 on the Plan of Traceside, Section Seven, as of record in Plat Book 9700, page 423, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Jerry J. Jones, Jr., and wife, Erin L. Jones, by deed from Thomas H. Sutherland and wife, Deborah L. Sutherland, dated July 27, 2001, of record in Instrument No. 20010730-0080728, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 509 Leonard Ridge Court, Nashville, TN 37221.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the

singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 31st day of August, 2005.

Jerry H. Jones, Jr.

Erin L. Jones

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Jerry H. Jones, Jr. and wife, Erin L. Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 31st day of August, 2005.

Notary Public

My Commission Expires: 2-10-08

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $284,900.00.

AFFIANT

Subscribed and sworn to before me
this 31st day of August, 2005.

NOTARY PUBLIC

My Commission Expires: 2-10-08

NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008