THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 21390B

MAP/GROUP/PARCEL:
052-06-O/005.00

Davidson County DEEDWARR
Recvd: 09/27/05 13:32 2 pgs
Fees:13.00 Taxes:343.73
20050927-0116015

NEW OWNER'S NAME AND ADDRESS:
GARY JONES AND MELISSA JONES
903 IDLEWILD DRIVE
MADISON, TENNESSEE 37115

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, ESTATE OF RHONDA CAROL ALLEN (being the same as Rhonda Collins), hereinafter called Grantor, do hereby transfer and convey unto GARY JONES and MELISSA JONES, HUSBAND AND WIFE, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 2 on the Map of a Resubdivision of Lot No. 3 of the H.B. Chadwell Tract, as of record in Book 421, Page 61, Register's Office for said County, said Resubdivision not being of record and being known as Giant Oaks Subdivision, and described according to a copy of a survey by Harvey Gee, Surveyor, August 11, 1947, as follows:

Beginning on the westerly margin of Idlewild Avenue, 850.7 feet south of the south margin of Neely's Bend Road, at the corner of Lot Nos. 2 and 3: said point being also 230 feet north of the center line of Martha Love Avenue, not opened; thence with the line between said lots, westerly 538.8 feet to a point; thence southwesterly 71.5 feet to a point which is the center of Martha Love Avenue; thence with the center line of the same, southeasterly 35.9 feet to the corner of Lots No. 1 and 2; thence with the line between said lots, easterly 532.2 feet to the westerly margin of Idlewild Avenue: thence with the margin of the same, northerly 75 feet to the beginning.

The subject property is commonly known as 903 IDLEWILD DRIVE, Madison, TN 37115.

BEING the same property conveyed to Rhonda Collins, unmarried, herein by deed of record in Instrument No: 20020520-0061489 Register's Office for Davidson County, Tennessee. Rhonda Collins and Rhonda Carol Allen were one and the same person. Betty C. Davenport executes this instrument as Administratrix for the Estate of Rhonda Carol Allen with authority given to her by Order in Davidson County Seventh Circuit Court, Docket No: 04P-1983.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantor covenants with Grantees that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds itself, its heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

ESTATE OF RHONDA CAROL ALLEN

Betty C. Davenport, Adminstratrix

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Betty C. Davenport as Administratrix for the ESTATE OF RHONDA CAROL ALLEN, with whom I am personally acquainted, and made oath that she as such Administratrix with full power and authority so to do executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 17th day of August, 2005.

NOTARY PUBLIC

My Commission Expires: 3-25-08

SUMNER COUNTY, TENNESSEE JANET L. ADAMS NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $92,900.00.

AFFIANT

Sworn to and subscribed before me, this the 17th day of August 2005.

NOTARY PUBLIC

My Commission Expires: 3-25-08

SUMNER COUNTY, TENNESSEE JANET L. ADAMS NOTARY PUBLIC AT LARGE