THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 24729-09-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $131,000.00. Affiant Subscribed and sworn to before me this 30th day of September, 2005. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Shelia G. Jones 821 Ragsdale Court Nashville, TN 37214	**Send Tax Bills To:** AmSouth Bank 2050 Parkway Office Circle Birmingham, AL 35244	**Tax Information:** Map No.108.04-0A Parcel No. 061.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Linda H. Wolfert and husband, Paul D. Wolfert**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Shelia G. Jones, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 821 Ragsdale Court, Nashville, Tennessee 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of September, 2005.

Linda H. Wolfert

Paul D. Wolfert

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Linda H. Wolfert and husband, Paul D. Wolfert,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of September, 2005.

Notary Public

My Commission Expires:

Davidson County DEEDWARR
Recvd: 10/07/05 13:57 2 pgs
Fees:13.00 Taxes:484.70
20051007-0121543

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

EXHIBIT "A"

Land in County, Tennessee, being Lot No. 6 on the Plan of First Revision Villages of Larchwood Phase II, Section II, as of record in Plat Book 9700, page 627., Register's Office for County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Linda H. Wolfert and husband, Paul D. Wolfert by deed dated March 29, 2000 from Bryan L. Googins, Unmarried of record in Instrument No. 20000403-0032915, Register's Office for County, Tennessee.

This conveyance is made subject to:

1. Taxes which have been paid by the Grantor and prorated by the parties.
2. Restrictive covenants contained in an instrument of record in Book 6435, page 189;
3. Declaration of Covenants, Conditions and Restrictions for The Villages of Larchwood Phase Two Section 1 and 2 of record in Book 10715, page 162 and amended in Book 10940, page 499;
4. Charter of Incorporation of Villages of Larchwood Phase Two Section 1 and 2 Homeowners Association of record in Book 10715, page 160;
5. All matters appearing on the Plan of record as Book 9700, page 627; and
6. All matters appearing on the Plan of record as Book 7900, page 847, Register's Office for Davidson County, Tennessee.