200510323

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $88,000.00.

Affiant

Subscribed and sworn before me this the 31st day of October, 2005.

Notary Public
My commission expires 2-1-07

KAREN C. ASPLIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 11/04/05 14:24 2 pgs
Fees:13.00 Taxes:325.60

20051104-0134090

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jeff Biggs 2906 Woodymore Court Antioch, TN 37013	SAME	150-6-12

150-06-0122.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Lisa Diane Jones and Marvin Dunn, both unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jeff Biggs, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Being Lot No. 12A, Zone Lot Division of Lots 12, 23 and 24, on the Plan of Woodymore Heights, Section 2, ,as of record in Plat Book 5200, page 645, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Lisa Diane Jones by deed from Donald Ray Jones dated 4/12/2002 of record as Instrument No. 20020510-0057924, Register's Office for Davidson County, Tennessee. And further conveyed to Lisa Diane Jones and Marvin Dunn by deed from Lisa Diane Jones as Instrument No 200402110016621, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2906 Woodymore Court, Antioch, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 31st day of October, 2005.

Lisa Diane Jones

Marvin Dunn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lisa Diane Jones and Marvin Dunn, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

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

My commission expires:
7-21-07

Notary Public

