WARRANTY DEED

ALL-STAR TITLE
120 DONELSON PIKE
SUITE 201
NASHVILLE, TN 37214
PH 615 883 5883
FAX 615 883 7543

Davidson County DEEDWARR
Recvd: 11/15/05 10::0 2 pgs
Fees:13.00 Taxes:259.00
20051115-0137811

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$70,000.00.**

Affiant

Subscribed and sworn to before me, this the 7th day of November, 2005.

Notary Public

My commission expires: 07/06/08
(AFFIX SEAL)

DENISE T. TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Ron Jones	**SAME**	108-08-0-D-035.00
1400 Quail Run		
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Samuel B. Marks, and wife, and Sandra J. Marks

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ron Jones, a married man

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:

A certain condominium apartment in Davidson County, Tennessee,described as follows:

Unit No. 35, Lot No. 61, in a Horizontal Property Regime as shown on the condominium site plan, Section 3, Phase V, Quail Valley, as of record in Plat Book 5200, page 435, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Samuel B. Marks and wife, Sandra J. Marks by Deed from Anthony S. Eaves and wife, Doreen S. Eaves dated 4/7/99 of record in Book 11422, page 443 Register's Office for Davidson County, TN.

This is improved (__x__) Unimproved (____) property, known as **1400 Quail Run, Nashville, TN 37214**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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/our Hand(s) this **7th** day of **November, 2005.**

Samuel B Marks
Samuel B. Marks

Sandra J Marks
Sandra J. Marks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Samuel B. Marks, and wife, and Sandra J. Marks,** the within named seller, 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, at office, this **7th** day of **November, 2005.**

Notary Public

My Commission Expires:

GREGG W. CLARKE
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.
MY COMMISSION EXPIRES JANUARY 28, 2006