PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 11/30/05 13:55 3 pg
Fees:18.00 Taxes:259.00

20051130-0144063

WARRANTY DEED

THIS INDENTURE is made and entered into this 28th day of November, 2005, by and between HENRY MAJOR, ADMINISTRATOR OF THE ESTATE OF ELSIE VIRGINIA MAJOR, DECEASED, hereinafter called Grantor, and ERNEST R. JONES and SANDRA JONES, HUSBAND AND WIFE, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, HENRY MAJOR, ADMINISTRATOR OF THE ESTATE OF ELSIE VIRGINIA MAJOR, DECEASED, as Grantor, does hereby bargain, sell, transfer and convey unto ERNEST R. JONES and SANDRA JONES, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1718 RIVER DRIVE, NASHVILLE, TN 37218.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds, himself and his successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of the Grantors on the day and year first above written.

Henry Major Adm

HENRY MAJOR, AS ADMINISTRATOR OF
THE ESTATE OF ELSIE VIRGINIA MAJOR
Signature of Seller

_____

Signature of Seller

_____

Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, HENRY MAJOR, AS ADMINISTRATOR OF THE ESTATE OF ELSIE VIRGINIA MAJOR, the within named bargainor, 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 Madison **, TENNESSEE, this** 28 **day of November, 2005.**

Denise C. Allis
Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/24/2008

Name and Address of Property Owner:

ERNEST R. JONES and SANDRA JONES
1718 RIVER DRIVE
NASHVILLE, TN 37218

Property Address:

1718 RIVER DRIVE, NASHVILLE, TN 37218
Person Responsible for Taxes:

Same
7510 Whites Creek Pike
Joelton, Tn 37080

Map & Parcel #: MAP 81-1, PARCEL 78

AFFIDAVIT OF VALUE

STATE OF Tennessee :
COUNTY OF Davidson :

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **70000** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 28 day of **November, 2005.**

Denise C. Allis
Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 05-7729

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 2 on the Map of the First Addition to Haley's Subdivision of a part of Block 5 of the G.T. Sheegog Subdivision, of record in Book 1130, Page 86, Register's Office for said County.

Said lot No. 2 fronts 100 feet on the easterly side of River Drive and runs back between lines, 307.4 feet on the southerly line and 278.6 feet on the northerly line, to the low water mark of the Cumberland River, on which it measures 103 feet more or less.

Being the same property conveyed to M.C. Major and wife, Elsie V. Major, by Warranty Deed from Joseph W. Malmede and wife, Marie A. Malmede, of record in Book 3925, Page 811, Register's Office for DAVIDSON County, Tennessee. The said M.C. Major having since died on 10/25/74, and property vested by operation of law in his surviving spouse, Elsie V. Major a/k/a Elsie Virginia Major. Elsie V. Major a/k/a Elsie Virginia Major having since died intestate and unmarried on 11/13/02 and her estate was administered in the 7th Civil Court for Davidson County, Tennessee, Probate Division, Docket No. 03P-323. By Agreed Order dated August 18, 2005 and Agreed Order for Sale of Real Estate dated September 19, 2005, Henry Major, as Administrator is authorized to sell the herein property and execute any and all sale documents.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2006 and subsequent years, A LIEN, not yet due and payable (MAP 81-1, PARCEL 78).
2. All matters as set forth on the Map of the First Addition to Haley's Subdivision of a Part of Block 5 in G.T. Sheegog Subdivision, of record in Plat Book 1130, page 86, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.