THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 24921-11-2005** **Record & Return To:** **Bankers Title & Escrow Corporation** ~~3310 West End Avenue #410~~ ~~Nashville, BOX 304~~ PREPARED BY: RETURN TO: BANKERS TITLE & ESCROW CORP 5107 MARYLAND WAY STE. 115 BRENTWOOD, TN 37027	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $687,500.00 Affiant Subscribed and sworn to before me this 16th day of December, 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: Darrell Raiford Brown, Jr. 1061 Lynnwood Blvd Nashville, TN 37215	**Send Tax Bills To:** C.C. Same as new Owner	**Tax Information:** Map No.144.03-0 Parcel No. 009.00

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, **Kimberly S. Jones, Unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Darrell Raiford Brown, Jr.**, and * ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

*wife, Caroline M. Brown

This is improved property located at 1061 Lynnwood Blvd, Nashville, TN 37215

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 16th day of December, 2005.

Kimberly S. Jones

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 16th day of December, 2005.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 12/13/05 14:58 2 pgs
Fees:13.00 Taxes:2543.75

20051213-0149810

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Chickering Hills Section One, as of record in Plat Book 2331, page 8, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Steven H. Jones and wife, Kimberly S. Jones by Warranty Deed dated, October 17, 1997 from Patrick Rosiello, married of record in Book 10652, page 864, Register's Office for Davidson County, Tennessee. Steven H. Jones having since died leaving Kimberly S. Jones as surviving tenant by the entirety.

This conveyance is made subject to:

1. 2005 City/County taxes which have been paid by the Grantor and prorated by the parties.
2. All matters appearing on the Plan of record as Book 2331, page 8, Register's Office for Davidson County, Tennessee.