2nd

Return to: Southern Land Title & Escrow, Inc.
934 Oldham Drive, Suite 100-A
Nolensville, TN 37135
615-776-7461

Davidson County DEEDWARR
Recvd: 01/03/06 09:28 2 pgs
Fees:15.00 Taxes:776.63
20060103-0000219

#342

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
John and Margaret T. Jones		Map 182-12A
4278 October Woods Drive		Parcel 75
Antioch, TN 37013		

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **TR&D, Inc., a Tennessee Corporation** (The "Grantor") have bargained and sold, and by these presents does transfer and convey unto **John Jones and wife, Margaret T. Jones** (The "Grantees"), his heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 251 on the Plan of Apple Valley, a R10 Residential Planned Unit Development, Phase Six, section Three, of record in Instrument No. 20050125-0008848, said Register's Office, to which plan reference is hereby made for a more complete and accurate description thereof.

Being part of the same property conveyed to TR&D, Inc., a Tennessee Corporation by warranty deed dated February 28, 2005 from Designer Homes, GP, a Tennessee General Partnership of record in Instrument No. 20050301-0022617, said Register's Office.

This is the same description as used in the last deed of record.

This conveyance is subject to the following:

1. **2006 Taxes, a lien not yet due and payable.**
2. **Restrictions of record in Instrument Nos. 20020724-0088783 and 20050125-0009045, said Register's Office.**
3. **Any and all matters appearing of record in Plat Book in Instrument No. 20050125-0008848, said Register's Office.**

This is improved property commonly known as **4278 October Woods Drive, Antioch, TN 37013.**

[STATE OF TENNESSEE]
[COUNTY OF Davidson]

The actual consideration or value, whichever is greater for this transfer is $209,900.00.

John Jones
Affiant

Subscribed and sworn to before me this 22nd day of December, 2005

Judy Painter-Rose
Notary public:

JUDY PAINTER-ROSE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: March 31, 2007

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind itself, its successors and/or assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 22nd day of **December, 2005**.

Sina Taeed Kashani, PRS
or [redacted] Sina Taeed Kashani

[STATE OF TENNESSEE]
[COUNTY OF Davidson]

Sina Taeed Kashani Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared [redacted] with whom I am personally acquainted, or proved to me to be the President of Lifestyle Home Builders, Inc., on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the President, and that he as such President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing by himself as President.

WITNESS my hand and official seal at Nolensville, Tennessee, this 22nd day of **December, 2005.**

Judy Painter-Rose
Notary Public

JUDY PAINTER-ROSE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: March 31, 2007