Davidson County DEEDWARR
Recvd: 01/20/06 10:58 2 pgs
Fees:13.00 Taxes:614.20

20060120-0007711

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP44409 FILE BOX "7"

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of January, 2006.

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

SATURN ALA. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXPIRES JULY 29, 2006

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bennie Lee Jones	SAME	34-7-A-86
315 Harbor Village Drive		
Madison, TN, 37115		

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

William H. Wall and wife, Pearl F. Wall

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

Bennie Lee Jones and Betty Lorine Jones, Trustees Under The Ben and Betty Jones Trust U/A/D May 31, 2000
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:

BEING Lot No. 68, Phase IV, HARBOR VILLAGE, as shown by plat of record in Plat Instrument No. 200306110080857, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot, revised in Instrument No. 20050120-0007505, said Register's Office.

BEING the same property conveyed to William H. Wall and Pearl F. Wall by deed from Newmark Homes, LP, of record in Instrument Number 20050711-0079734, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 315 Harbor Village Drive, Madison, TN 37115

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 and assigns forever, and we do covenant with 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 is unencumbered, unless otherwise herein set out; and we do further covenant 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 13th day of January, 2006

William H Wall by Phil Bradley Attorney in Fact
William H. Wall

Pearl F. Wall by Phil Bradley Attorney in Fact
Pearl F. Wall

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

On this the 13th day of January, 2006, before me personally appeared NICK BRADLEY, to me known to be the person who executed the foregoing instrument in behalf of WILLIAM H. WALL and wife, PEARL F. WALL, as their Attorney-in-Fact, and acknowledged that he executed the same as the free act and deed of the said WILLIAM H. WALL and wife, PEARL F. WALL, as though they had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 13th day of January, 2006.

NOTARY PUBLIC

My Commission Expires: 7/29/2006

