Davidson County DEEDWARR
Recvd: 03/20/06 14:22 2 pgs
Fees:13.00 Taxes:647.50
20060320-0031799

This Instrument Prepared By:

Ted H. Lowe, Attorney
3814 Powers Street
Knoxville, Tennessee 37917

WARRANTY DEED

THIS INDENTURE, made this 15 day of MARCH, 2006, between ANGELA D. LOWE, of Knox County, Tennessee, First Party, and DAVID L. JONES, of Davidson County, Tennessee, Second Party,

WITNESSETH: That said First Party, for and in consideration of the sum of Ten Dollars and No/100ths ($10.00), and other good and valuable considerations to her in hand paid by Second Party, the receipt of which is hereby acknowledged,

has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Second Party the following described premises, to-wit:

> Land in Davidson County, Tennessee, BEING Lot No. 485 on the Plan of Bradford Hills, Section Thirteen, of record in Plat Book 7900, page 6, as amended in Plat Book 7900, page 661, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.
>
> BEING the same property conveyed to Angela D. Lowe by deed from Gregory K. Savage and wife, Tiffany R. Savage, f/k/a Tiffany R. Smith, being instrument number 200004280042001, of record in the Register's Office for Davidson County, Tennessee. See also Deed Book 10590, page 832, in said Register's Office.
>
> This conveyance is made subject to applicable restrictions, building set back lines, existing easements and all conditions shown on the recorded map or of record.
>
> The Preparer of this deed makes no representation as to the status of title of the property described herein, or as to the accuracy of description.

together with all the estate, right, title, and interest of the First Party therein, with the hereditaments and appurtenances thereto appertaining, releasing all claims therein. TO HAVE AND TO HOLD THE said premises to the said Second Party, his heirs and assigns forever.

And said First Party, for herself and for her heirs, executors and administrators do hereby covenant with said Second Party, his heirs, and assigns, that she is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except property taxes for the year 2006 which have been prorated and payment thereof is expressly assumed by the herein Grantee; Restrictions of record in Book 8069, page 170, amended in Book 8074, page 289, Book 8267, page 618, Book 8522, page 853, and Book 9227, page 681; Charter of record in Book 8071, page 520; Plan of record in Plat Book 7900, page 6, as amended in Plat Book 7900, page 661; all in the Register's Office for Davidson County, Tennessee,

and that she will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said First Party hereunder sets her hands and seals the day and year first above written.

Angela D. Lowe
ANGELA D. LOWE

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, ANGELA D. LOWE, the within named bargainor, 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 and official seal at office, this 15th day of March, 2006.

Patricia L. Everett
NOTARY PUBLIC

My Commission Expires 7/29/06

My Commission Expires: _____

PROPERTY OWNER AND PERSON RESPONSIBLE FOR TAXES:
David L. Jones
356 Haywood Lane
Nashville, TN 37211

PARCEL ID NUMBER: 172120B30700CO

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 175000.

Affiant _____.

Subscribed and sworn to before me this 15th day of March, 2006.

Patricia L. Everett
NOTARY PUBLIC

My Commission Expires 7/29/06