WARRANTY DEED

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of March, 2006

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL) 1-27-07

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Roy D. Jones	NEW OWNER	Map 148
225 Melmack Dr.		Group 6
Nashville, TN 37211-5055		Parcel 63

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, we

Dianna M. Hubble f/k/a Dianna M. Saindon

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Roy D. Jones, an unmarried man

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:

LAND in Davidson County, Tennessee, being Lot No. 55 on the Plan of Murray Heights of record in Book 2663, Page 37, Register's Office for said County.

SAID Lot No. 55 fronts 67.0 feet on the southerly margin of Melmack Drive and extends back 281.4 feet on the easterly line and 276.7 feet on the westerly line to a dead line in the rear, measuring 110.0 feet thereon.

Being the same property conveyed to Dianna M. Saindon by Quitclaim Deed from Phillip C. Saindon, III, of record in Book 9042, Page 919, said Register's Office, dated August 10, 1993. See also deed of record in Book 7909, Page 623, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 2706, Page 329, Register's Office for said County.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2663, Page 37, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 221 Melmack Dr., Nashville, TN 37211-5055

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 hand this 21st day of March, 2006.

Dianna M. Hubble

Dianna M. Hubble

Davidson County DEEDWARR
Recvd: 03/22/06 14:07 2 pgs
Fees:13.00 Taxes:296.00

20060322-0032840

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dianna M. Hubble, 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 and official seal at Nashville, Tennessee, this 21st day of March, 2006.

My Commission Expires: 1-27-07

Notary Public

