WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2006

Notary Public:

MY COMMISSION EXPIRES:
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

My Commission Expires MAY 24, 2009

Record and Return to:
Prestige Title, LLC
1600 Westgate Circle, Ste 200
Brentwood, TN 37027

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:
Shirley B. Jones	NEW OWNER	Map 163
317 Ash Forge Dr.		Group 11-0-B
Antioch, TN 37013		Parcel 87.00-CO

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

Karen R. Estes, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Shirley B. Jones and Courtney Jones, Wife and Husband
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. 87, on the Plan of Bell Forge Village, Section Four, of record in Plat Book 6250, Page 201, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Karen R. Estes by Warranty Deed from Phyllis J. Filipiak, dated October 13, 1992, and filed for record in Book 8757, page 360, said Register's Office.

This conveyance is subject to (1) 2006 County Taxes, which have been prorated and assumed by the Grantees, and (2) All matters appearing on the plan of record in Plat Book 6250, page 201, said Register's Office.

This conveyance is subject to Restrictive Covenants and By-Laws of record in Book 6040, page 538, Book 6350, page 858, Book 6651, page 207, Book 7224, page 209, Book 7461, page 530, Book 7464, page 967, Book 7508, page 659, Book 6040, page 576, Book 6306, page 644, Instr. 2001062700068129, and Instr. 200106270068130, 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 317 Ash Forge Dr., Antioch, TN 37013

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 31st day of March, 2006.

Karen R. Estes

Karen R. Estes

Davidson County DEEDWARR
Recvd: 04/11/06 11:38 2 pgs
Fees:13.00 Taxes:323.75

20060411-0041609

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 Karen R. Estes, 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 this 31st day of March, 2006.

My Commission Expires: 1/26/08

Notary Public

