File #20050272 Return To:
Knoxville Builders Escrow Services LLC
312 Nancy Lynn Lane
Knoxville, TN 37919

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Julie L Rains
Affiant

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

Tammy M Headrick
Notary Public

MY COMMISSION EXPIRES: 9/3/08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
StoneGate Title, LLC, Keith H. Solomon, 1749 Mallory Lane, Suite 400, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gladys Asare	Same as new owner	MAP ~~149.5~~ 149.05
(NAME) 4857 Barclay Square Drive	(NAME)	PARCEL 70
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Rita Jones, Unmarried hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Gladys Asare, Unmarried hereinafter called the GRANTEE, her 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. 162 on the Plan of Barclay Square, Section 3 of record in Plat Book 4675, Page 154, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jerry Jones and wife, Rita Jones by deed dated July 1, 1994 from Donald F. Atchison and wife, Mary A. Atchison of record in Book 9399, Page 206, Register's Office for Davidson County, Tennessee. The said Jerry Jones having since conveyed to Rita Jones for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed April 14, 1999, Second Civil Court for Davidson County, Tennessee, Docket No. 00D-1160 by Quitclaim Deed dated April 13, 2001 of record in Instrument No. 200104270042501, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 4872, page 490 and any and all matters shown on the Plan of record in Plat Book 4675, page 154, Register's office of Davidson County, Tennessee.

Unimproved ()
This is improved (X) property, known as 4857 Barclay Square Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 January, 2006.

Rita Jones

Rita Jones

Davidson County DEEDWARR
Recvd: 04/12/06 12:32 2 pgs
Fees:13.00 Taxes:444.00

20060412-0042095

STATE OF Tennessee

COUNTY OF Williamson

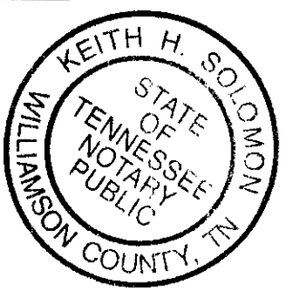
Before me, the undersigned Notary Public, personally appeared Jerry Jones who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of January, 2006.

Notary Public

My Commission Expires: My Commission Expires May 24, 2009

(SEAL)



~~Mail After Recording To:~~
Prepared By:
StoneGate Title, LLC
1749 Mallory Lane, Suite 400
Brentwood, TN 37027