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 $ 160,000.00

Creola B. Jones
Affiant

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

Notary Public:

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

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:
Adam R. Beane	First Horizon Home Loan Corp.	Map 149
1124 Twin Circle Drive	P.O. Box 809	Group 12-0-B
Nashville, TN 37217	Memphis, TN 38101	Parcel 62 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

Creola B. Jones, f/k/a Creola B. Dickerson and husband, Darvin L. Jones

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

Adam R. Beane

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. 14, on the Plan of Final Plat, Phase 2, Forest Cove, of record in Plat Book 9700, Pages 976 and 977, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Creola B. Dickerson by deed from Craig Homes, Inc. of record in Instrument 20011128-0130150, Register's Office for said County. The said Creola B. Dickerson is now known as Creola Jones.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 11149, Page 641 and Book 11313, Page 436, said Register's Office.

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 Plat Book 9700, Pages 976 and 977; and (3) Easement to Tennessee Power Co. of record in Book 437, Page 21; Easement to Colonial Pipeline of record in Book 4607, Page 484; Right of Way Easement for Gas Line of record in Book 2244, Page 13; Easement to Columbia Gulf Transmission Gas Co. of record in Book 3463, Page 126; and Sewer Easements of record in Book 7181, Page 183 and Book 7582, Page 193, said Register's Office.

The said Darvin L. Jones joins in this conveyance to convey any and all marital interest he/she may have in said property.

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 1124 Twin Circle Drive, Nashville, TN 37217

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.

Davidson County DEEDWARR
Recvd: 04/17/06 15:25 2 pgs
Fees:13.00 Taxes:592.00
20060417-0043553

Witness our hands this 13th day of April, 2006.

Creola B. Jones

Darvin L. Jones

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 Creola B. Jones and Darvin L. Jones, 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 13th day of April, 2006.

My Commission Expires: 1·27·07

Notary Public

