WARRANTY DEED

MARILYN K. FISHER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.

My Commission Expires AUG. 16, 2008

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF APRIL, 2006.

Notary Public

MY COMMISSION EXPIRES: August 16, 2008.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Fisher Title Services, LLC, 617 Potomac Place, Suite 401, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rachel Saunders	Rachel Saunders	148-00-0-129.00
(NAME)	(NAME)	Davidson County DEEDWARR
4830 Payne Road	2600 Hillsboro Pike, #213	Recvd: 04/18/06 10:16 2 pgs
(ADDRESS)	(ADDRESS)	Fees:13.00 Taxes:296.00
Antioch, TN 37013	Nashville, TN 37212	20060418-0043952
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/WE, **T. K. Jones Jr. and William Wendell Jones**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rachel Saunders, unmarried**, 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:

TRACT #1:

A tract of land in the 5th Civil District of Davidson County, Tennessee, near the town of Antioch, and being known as Tract No. 4 on the plan made by Geo. W. Watkins, Surveyor, November 7, 1950, showing division of a 84-acre Tract known as the Payne Lands, and described according to said Watkins Survey as follows:

Beginning at an iron pin in the south margin of a 25-foot roadway, at the corner of Tracts 1 and 4 shown on said survey in the northeast line of Tract No. 3; thence with the line between Tracts 1 and 4 as follows: North 1 deg. East 360 feet to an iron pipe, and north 27 deg. 10' East 481 feet to a stone, the northeast corner of Tract 4 and the southeast corner of the Reeves Springs lot; thence with the south line of said Spring lot, north 89 deg. 30' West 459 feet to a post; thence south 38 deg. 30' West 393 feet to an iron pin at a 10-inch elm, a corner of Tract No. 3; thence with the line between Tracts 3 and 4, south 78 deg. East 236.5 feet to an iron pipe in the margin of a 25-foot roadway, and continuing with the line between Tracts 3 and 4, and along the margin of said roadway, as follows: South 3 deg. 45' east 67 feet, South 9 deg. East 100 feet, South 21 deg. 15' East 100 feet to a point, and South 34 deg. 45' East 225 feet to the beginning.

Together with an easement for the right of ingress and egress across Tracts 1 and 2 as shown on said Watkins Survey and subject to the easement across the property herein described for the use and benefit of other parties, in and to certain roadways, as shown on said survey. Said Ingress and Egress Easement is of record in Book 11747, Page 323, and Instrument #20031203-0173918, Register's Office for said County.

TRACT #2

Land in the 5th Civil District of Davidson County, Tennessee, near the town of Antioch, and being known as part of Tract No. 3 on the Plan thereof, made by Geo. W. Watkins, Surveyor, on November 7, 1950, showing the division of the Payne Lands, and being described as follows:

Beginning at a point in the South margin of a 25-foot roadway, sometimes referred to as Payne Hill Road, said beginning point being in the line between Lot No. 3 and 4 of said Watkins Survey; thence with the line of said Roadway, North 21 deg. 15' West 100 feet to a point; North 9 deg. West 100 feet to a point; North 3 deg. 45' West 67 feet to a point; thence North 78 deg. West 236.5 feet more or less to an iron pin at a ten inch elm tree; thence southeasterly 410 feet more or less to the point of beginning, and said land being triangular in shape.

Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not represent or insure the area, square footage, or acreage of the land.

Legal Description taken from previous Quitclaim deed of record in Instrument #20050118-0005874, Register's Office for said County.

BEING the same property conveyed to T. K. Jones Jr. and William Wendell Jones by deed of record in Instrument #20050118-0005874, Register's Office for said County.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☒

This is improved ☐ property, known as 4830 Payne Road, 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 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 our hands this 12th day of April, 2006.

T. K. Jones Jr.

William Wendell Jones

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named T. K. Jones Jr. and William Wendell Jones the bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee this 12th day of April, 2006.

Commission expires: August 16, 2008

Marilyn K. Fisher Notary Public

MARILYN K. FISHER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.

My Commission Expires AUG. 16, 2008