Box 17

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/18/06 14:21 2 pgs
Fees:13.00 Taxes:188.70

20060418-0044382

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 51,000.00

Larry Everett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF April 2006

LAURA BEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: 11/14/09

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry Everett (NAME)	(NAME)	MAP 133-5
212 Chilton Street (ADDRESS)	same (ADDRESS)	PARCEL 31
Nashville, TN 37211 (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, WE, Jones Living Trust, dated November 19, 1998

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry Everett and wife, Lisa Everett

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. 376 on the Plan of Sunrise Heights Addition, as of record in Book 421, page 46, Register's Office for said County.

Said Lot No. 376 fronts 50 feet on the southerly side of Veritas Street and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Jones Living Trust, dated November 19, 1998 by deed from John Sneed Jones of record in Book 11344, page 963, and corrected in Instrument No. 20020515-0059517, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 421, page 46, said Register's Office.

Taxes for the year 2006 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

unimproved ( )
This is improved (X) property, known as 553 Veritas Street, Nashville, TN 37211
(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 my hand this 10th day of April, 2006

Jones Living Trust, dated November 19, 1998
By: John Sneed Jones, Trustee 4-10-06
John Sneed Jones, Trustee

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared John Sneed Jones and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Trustee and _____ respectively of the Jones Living Trust the within named bargainor, and corporation, and that he as such Trustee and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said John Sneed Jones as such Trustee, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, TN 37211 on this the 10th day of April 2006.

My commission expires 11/14/09

LAURI A. BEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Lauri A. Beasley
Notary Public