03

Realty Title
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $132,500.00

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

Affiant

Subscribed and sworn to before me, this 14th day of April, 2006.

Notary Public
My commission expires:

Davidson County DEEDWARR
Recvd: 04/24/06 09:16 2 pgs
Fees:13.00 Taxes:490.25
20060424-0046322

03-0603-33455

Address of New Owner:	Send Tax Bills to:	Tax Information
Brandon Kirby	Franklin American Mortgage	150-09-0-119.00
3005 Kinwood Drive	501 Corporate Centre Drive, #400	
Antioch TN 37013	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Johnny Lynn Jones, Jr., Married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Brandon Kirby and Veeta Brown-Towles, hereinafter called the Grantees, their successors 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. 31, on the Plan of Section Four, Phase Two, Forest View Park, of record in Book 5200, Page 674, as amended in Book 6220, Page 648, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Johnny Lynn Jones, Jr. by deed from Earl E. Bryant and wife, Kimberly S. Bryant, dated 9-30-99, of record in Book 11692, Page 612, Register's Office for Davidson County, Tennessee. Melinda L. Jones, spouse of vested owner, joins in the execution of this instrument to convey any marital interest she may have in said property.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 3005 Kinwood Drive, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 14th day of April, 2006.

Johnny Lynn Jones, Jr.

Melinda L. Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Johnny Lynn Jones, Jr. and Melinda L. Jones with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 14th day of April, 2006.

Notary Public
State of Tennessee at Large

My Commission expires: 9/2/09