RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP44528

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/26/06 09:37 2 pgs
Fees:13.00 Taxes:638.25
20060426-0047559

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,500.00

Affiant

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

Janel L. McAlister
Notary Public

MY COMMISSION EXPIRES: 3-27-07

JANEL L. McALISTER NOTARY PUBLIC AT LARGE SUMNER CO., TENN.

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

MY COMMISSION EXPIRES: MARCH 27, 2007

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael W. Jones	Regions Bank d/b/a Regions Mortgage	62-13-72
1601 Riverwood Drive		
Nashville, TN, 37216		

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, I/WE,

Alma Louise T. Carter, unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael W. Jones and wife, Patrice W. Jones

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:

Land in Davidson County, Tennessee, being Lot No. 1 on the Map of George I. Waddey's Subdivision of W. N. Morgan 18.25 acre tract of record in Book 843, Page 101, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Alma Louise T. Carter by Warranty Deed from Christopher Shane Claud and wife, Mindy Leigh Claud, of record in Instrument No.: 200008110079730, Register's Office for Davidson County, Tennessee.

Pursuant to the Order of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, dated March 3, 2006, Case No. 05P-1201, the conservator is authorized to sell subject property on behalf of the estate of the grantor.

Unimproved ( )
This is improved (X) property known as 1601 Riverwood Drive, Nashville, TN 37216

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/our hand(s) this 13th day of April, 2006

Alma Louise T. Carter

BY: _____
William Levy, Conservator

STATE OF ILLNOIS
COUNTY OF Cook

On this the 13th day of April, 2006, personally appeared William Levy to me known to be the person who executed the foregoing instrument on behalf of Alma Louise T. Carter as Conservator, and acknowledged that William Levy executed the same as the free act and deed of the said Alma Louise T. Carter as Conservator. (previous page)

Witness my hand and official seal this 13th day of April, 2006.

Marikay D. Boraca
Notary Public

My Commission Expires: 3/3/07

"OFFICIAL SEAL"
MARIKAY D. BORACA
Notary Public, State of Illinois
My Commission Expires 3-03-2007