This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
EM060046.PFT

Davidson County DEEDWARR
Recvd: 04/26/06 10:39 2 pgs
Fees:13.00 Taxes:414.40
20060426-0047629

Send Tax Bills To:
Anna Reams
3535 Bell Rd #604
Nashville TN 37214

New Owner is:
3535 Bell Road #604
Nashville, TN 37214

MAP: 109-5-0-B-
PARCEL: 604 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Joseph Bradley Jones and wife, Julia D. Jones**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Anna Reams , an unmarried woman** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel located in Davidson County, Tennessee, described as follows to-wit:

Being all of Unit No. 604 on the Plan of Williams Bend Townhomes, a horizontal property regime with private elements, created under Title 67, Section 27-101, et. seq. as amended, Tennessee Code Annotated, and as established by Declaration of Covenants, Conditions and Restrictions for Williams Bend Townhomes, a horizontal property regime with Private Elements of record in Instrument No. 20021216-0154761 and Supplemental of record in Instrument No. 20030529-0072377 and in Instrument No. 20030930-0144058, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of Williams Bend Townhomes, of placement of Units, as shown on Exhibit "C" to the Declaration of Covenants for a more complete identification and description of said units.

Being the same property conveyed to Joseph Bradley Jones and wife, Julia D. Jones by Deed from 70 South Associates, LLC dated August 30, 2004, recorded August 31, 2004 in Instrument No. 20040831-0104944 Register's Office for Davidson County, Tennessee.

This conveyance is Subject to Declaration of Covenants and By-Laws, Conditions and Restrictions for Williams Bend Townhomes a Horizontal Property Regime with Private Elements of record in Instrument No. 20021216-0154761 and Supplemental of record in Instrument No, 20030529-0072377 and in Instrument No. 20030930-0144058 in said Register's office.

By-Laws of record in Instrument Nos. 200212160154761; 200305290072377; 200309300144058; 200406280076712; 200410280129585 and in Instrument No. 200509230114373 all in said Register's Office.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

JBJ / JDJ
Sellers Mts.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate,

title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 24th day of April, 2006

GRANTOR:

Joseph Bradley Jones

Julia D. Jones

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Joseph Bradley Jones and wife, Julia D. 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 foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 24th day of April, 2006.

PEGGY S. HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires July 25, 2009

Notary Public

My Commission Expires: 7-25-09

STATE OF TENNESSEE)
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $112,000.00.

Affiant

SWORN TO and subscribed before me this 24th day of April, 2006

NOTARY PUBLIC

My commission expires: 7-25-09

PEGGY S. HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires July 25, 2009