Box 34

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/01/06 14:00 2 pgs
Fees:13.00 Taxes:814.00
20060501-0049768

LEON SHARBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 220,000.00

James R. Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF April, 2006

Leon Sharber
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Leon Sharber, Attorney, 1161 Murfreesboro Road, Ste. 505, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Jones (NAME)	Same (NAME)	MAP:110
1689 Stewarts Ferry Pike (ADDRESS)	(ADDRESS)	PARCEL 9.2
Hermitage, TN 37076 (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, Jerry R. Humphreys and wife, Evelyn Humphreys

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James R. Jones and wife, Donna C. 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 lying and being in the 4th Civil District of Davidson County, Tennessee, and described according to an unrecorded survey made by Hickerson and Smith Engineering Company, on February 25, 1965, revised February 26, 1965, revised April 19, 1965, and revised November 19, 1965, and being shown as Tract No. 16 on said Survey as follows: BEGINNING at a point in the center line of Stewarts Ferry Pike, said point being 464.5 feet as measured in a westerly direction along the center line of Stewarts Ferry Pike from the southwest corner of the property conveyed to Edmond E. Hooper and wife, by deed of record in Book 3911, Page 452, Register's Office for said County; thence North 11 degrees 24' east 1310.0 feet to an iron pin; thence north 86 degrees 24' west 200.0 feet to an iron pin; thence south 9 degrees 40' west 1227.3 feet to a point in the center line of Stewarts Ferry Pike; thence south 60 degrees 15' east, along the center line of Stewarts Ferry Pike, 200.0 feet to the point of beginning, and containing 5.5 acres, more or less.

For source of title reference is made to Book 5376, Page 807, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements, restrictions, zoning regulations and building setback lines, recorded or unrecorded.

unimproved ( )
This is improved (X) property, known as 1689 Stewarts Ferry Pike, Hermitage, TN 37076
(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 hand S this 27th day of April, 2006

Jerry R. Humphreys

Evelyn Humphreys

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jerry R. Humphreys and wife, Evelyn Humphreys

the bargainor s, 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 Nashville, Tennessee, this 27th day of April 2006.

Commission expires 1-20-09

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public

LEON SHARBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD