N1464

RETURN TO.

Davidson County DEEDWARR
Recvd: 05/02/06 10:27 2 pgs
Fees:13.00 Taxes:621.60

20060502-0050245

First National Financial Title
25 Century Blvd., Ste. 203
Nashville, TN. 37214

WARRANTY DEED

P-06-2716

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF April, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-16-09

(AFFIX SEAL)

KEVIN STEINKE NOTARY PUBLIC AT LARGE WILSON CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Jones	Suntrust Mortgage Inc.	
2716 Windcrest	(NAME) PO Box 57028	150-16-A-43CO
(ADDRESS) Antioch, Tennessee 37013	(ADDRESS) Irvine, CA 92619-7028	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we LAVERNE K. FROSS AND WIFE, IVA L. FROSS, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JOHN JONES AND WIFE, YVETTE JONES, hereinafter called the Grantees, their heirs and assigns, that 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. 126 on the plan of Plan of Windhaven Shores, Section One, of record in Instrument No. 20030219-0021779, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to LaVern Fross and Iva Fross, by Substitute Trustee's Deed from Priority Trustee Services of TN, LLC, dated August 11, 2005, of record in Instrument No. 20050819-0099198, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2716 Windcrest, Antioch, Tennessee 37013
(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/our hand(s) this 28th day of April, 2006.

LaVerne K. Fross

Iva L. Fross

STATE OF TENNESSEE

COUNTY OF Williamson

I, Robyn DuBray, a Notary Public of the County and State first above written, do hereby certify that LaVerne K. Fross and wife, Iva L. Fross personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 28th day of April, 2006.

Notary Public

My Commission Expires:

(SEAL) 5/24/08

ROBYN DUBRAY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY
My Commission Expires

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800