Davidson County DEEDWARR
Recvd: 05/03/06 15:09 1 pgs
Fees:13.00 Taxes:684.13

20060503-0051488

# WARRANTY DEED

JONES-H06124

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,900.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 24th DAY OF April, 2006

Notary Public

(Affix Seal)

My Commission Expires: 18th

KIMBERLY D. BRADLEY NOTARY PUBLIC STATE TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
MIDDLE TENNESSEE ESCROW COMPANY
120 Anderson Lane
Hendersonville, TN 37075 (615-264-8727)

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Buford A. Jones | Same | 63-16-B-102. |
| 625 Granwood Drive | " | |
| Old Hickory, TN 37138 | " | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, JOE M. PIETRANTONI AND SUSONNE M. PIETRANTONI, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto BUFORD A. JONES, hereinafter called the Grantee(s), 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. 184 on the Plan of Hampton Park (formerly Chitwood Downs), of record in Plat Book 6900, pages 550-552, as corrected in Plat Book 7642, page 445 and Book 8181, page 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Joe M. Pietrantoni and Susonne M. Pietrantoni by Deed from Dallase Baker and Lawanda Baker, husband and wife of record in Book 20041112-0136204 recorded on November 12, 2004, Register's Office for Davidson County, Tennessee..

( ) unimproved
This is (X) improved property known as 625 Granwood Drive, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 24th day of April, 2006 :

Joe M. Pietrantoni

Susonne M. Pietrantoni

STATE OF Nevada
COUNTY OF Clark

Personally appeared before me, Trudy Casey, a Notary Public in and for said County and State, the within named JOE M. PIETRANTONI AND SUSONNE M. PIETRANTONI, 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 Henderson, Nevada, this 24th 25th day of April, 2006.

Notary Public

My Commission Expires: MAY 12, 2007

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
TRUDY CASEY
No: 99-28541-1
My Appointment Expires May 12, 2007