WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/15/06 11:26 2 pgs
Fees:13.00 Taxes:747.03
20060515-0056646

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FORTHIS TRNSFER IS $201,900.00

AFFIANT

LISA M. VASKE NOTARY PUBLIC AT LARGE SUMNER COUNTY TN

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 31 DAY OF MARCH, 2006

NOTARY PUBLIC

MY COMMISION EXPIRES 3/17/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW LLC 109 CUDE LANE MADISON TN 37115

Address New Owner(s) As Follows:	Send Tax Bills To:	Map and Parcel Number:
Charles Jason Jones	Charles Jason Jones	
2846 Emery Dr,	~~SAME~~ P.O. Box 653	96-10-84.00
Nashville, TN 37214	Lebanon, TN 37088	
(City) (State) (Zip)	(City) (State) (Zip)	

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, WE, **Debra A. Sawyer**
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **Charles Jason Jones**
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **Davidson** County , STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 279 on the Plan of Cloverhill, Section VI, as of record in Book 2133, Page 89, Register's Office for said County.

Said Lot No. 279 fronts 65 feet on the north side on the north side of Emery Drive and runs back 224.8 feet on the east line and 211.6 feet on the west line to a dead line in the rear on which it measures 67 feet.

Being the same property conveyed to Old Hickory Properties, LLC by Deed from Billy T. Gragg and Bettye Bell Gragg, Trustee's of the Billy T. Gragg and/or Bettye Bell Gragg Revocable Living Trust dated 02/22/05 and filed for record 02/25/02 in Instrument No. 200502250020980, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Debra A. Sawyer by Warrant Deed from Old Hickory Properties, LLC dated 06/01/05 and filed for record 06/02/05 in Insrument NO. 200506020062648, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Plat Book 2145, page 262, said Register's Office.

Subject to restrictions of record in Plat Book 2273, page 88, said Register's Office.

Subject to easement of record, in Book 6261, Page 981, said Register's Office.

( )Unimproved
This is (X)Improved property known at: **2846 Emery Dr**
Nashville, TN 37214

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 not 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 unemcumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and ever 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 hand this 31 day of **March**, 2006

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Debra A. Sawyer
Debra A. Sawyer
Attorney in fact
Jan Adkins

LISA M. VASKE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, _____ a Notary Public in and for said County and State, the within named bargainor _____, with whom I am personally aquainted 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 _____
This 31 day of March, 2006

_____
Notary Public

My Commission Expires: 3/17/07

State of Tennessee
County of Wilson

On this 31st day of March, 2006, before me personally appeared Jan Adkins, to me known ~~to be the person~~ (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoin instrument in behalf of Debra A. Sawyer, and who acknowledged that she executed the same as the free act and deed of Debra A. Sawyer.

Witness my hand and official seal this 31st day of March, 2006.

LISA M. VASKE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN (SEAL)

_____
Notary Public

My Commission Expires: 3/17/07