WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/16/06 14:30 2 pgs
Fees:13.00 Taxes:924.63
20060516-0057425

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$249,900.00.**

Affiant

Subscribed and sworn to before me this 15th day of May 2006

Notary Public
My Commission expires:
(Affix Seal)

MELODY M. JENKINS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE My Commission Exp. JUL 29, 2006

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Johnathan E. Carlisle	Franklin American Mtg Company	098-13-0-A-009.00CO
4733 Cape Hope Pass	501 Corporate Centre Dr. #400	
Hermitage, TN 37076	Franklin, TN 37067	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **James Jones, married**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Johnathan E. Carlisle and wife, Heather H. Carlisle**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 9 on the plan of New Hope Point, Phase One, Section Two, of record in Book 9700, page 431, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James Jones, married, by deed from Timothy J. Davies and wife, Amy E. Millen-Davies, on May 23, 2003, of record in Instrument Number 20030603-0075245, Register's Office for Davidson County, Tennessee. Azure D. Jones joins in this conveyance to convey any and all interest that she may have in said property, particularly any marital interest.

The property is subject to the following:

- Taxes and assessments for the year 2006 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 098-13-0-A-009.00CO.
- Subject to all matters as shown on the Plan of record in Book 9700, page 431, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 10290, page 1; and Book 10330, page 782; and Book 10537, page 110; and Book 10327, page 780; and Book 10659, page 528; and Book 11394,page 73; and Instrument Number 20000628-0064247, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Instrument Number 20000607-0056879, Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area of record in Instrument Number 20000607-0056880, Register's Office for Davidson County, Tennessee.
- Boundary Plat of record in Book 9700, page 275, and corrected in Instrument Number 20010531-0056257, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4733 Cape Hope Pass, Hermitage, TN 37076**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 hands this May 12, 2006.

James Jones

Azure D. Jones

STATE OF TENNESSEE,
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **James Jones and Azure D. Jones,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 12, 2006

My commission expires 8/20/08

Notary Public

ANDREW H. MAHONEY NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY