Davidson County DEEDWARR
Recvd: 05/19/06 10:05 2 pgs
Fees:13.00 Taxes:492.10

20060519-0058949

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

RETURN TO:
ROBERT L. SCRUGGS, ATTORNEY
2525 21st AVENUE S. 2nd FLOOR
NASHVILLE, TN 37212

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $133,000.00

Affiant

Subscribed and sworn to before me, the 15th day of May, 2006.

Notary Public
My commission expires:

MELODY M. JENKINS NOTARY PUBLIC AT LARGE DAVIDSON TENNESSEE My Commission Exp. JUN 29 2006

02-0604-44778

Address of New Owner:	Send Tax Bills to:	Tax Information
Jesse E. Jones 5908 Retriever Court Antioch TN 37013	SAME AS OWNER	172-08-0-A-076.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Brandon R. Abbott, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jesse E. Jones, individually, hereinafter called the Grantees, their successors and assigns, a 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. 76, on the Plan of Section Two-B, Hunters Branch, of record in Book 6900, Pages 336-337, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brandon R. Abbott by deed from Catherine A. Bick, dated 8-30-99, of record in Book 11640, Page 348, Register's Office for Davidson County, Tennessee. Vivian Darlene Abbott, spouse of vested owner, joins in the execution of this instrument to convey any marital interest she may have in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5908 Retriever Court, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 15th day of May, 2006.

Brandon R. Abbott

Vivian Darlene Abbott

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Brandon R. Abbott and Vivian Darlene Abbott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 15th day of May, 2006.

Notary Public
State of Tennessee at Large

My Commission expires 9/8/09

