THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203 Record & Return to: Nations Title Agency of TN, Inc. 5214 Maryland Way, Ste. 208 Brentwood, TN 37027 06TN01652	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 490,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF May, 2006. PRISCILLA C. URBANEK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY Notary Public MY COMMISSION EXPIRES: May 24, 2008 (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Meredith A. Jones	Wachovia Mortgage Copr.	MAP 103-08
4117 Aberdeen	1635 NE Loop 410, Ste. 100	PARCEL 214
Nashville, TN 37205	San Antonio, TX 78209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Patsy Bruce, unmarried and Henry Smithson, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Meredith A. Jones**, a single person

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 64 of Block I on the Plan of Cherokee Park, Third Section, of record in Book 843, pages 2 and 3, said Register's Office, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Ptasy Bruce and Henry Smithson, as joint tenants with right of survivorship by deed from Gary W. Mitchell, a single person of record as Instrument No. 200002290019791, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is **(X)** IMPROVED property known as **4117 Aberdeen, Nashville, TN 37205.**

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 hand( ) this the 19th day of May, 2006.

Patsy Bruce

Patsy Bruce

Henry A Smithson by Patsy Ann Bruce AIF

Henry Smithson by Patsy Bruce, Attorney-in-Fact

by Power of Attorney recorded ~~Book XXX, Page XXX~~ in Instrument No. 200004270041599.

Davidson County DEEDWARR
Recvd: 05/22/06 13:15 2 pgs
Fees:13.00 Taxes:1813.00

20060522-0059878

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Patsy Bruce** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that She executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 19th day of May, 2006.

My Commission expires May 24, 2008

PRISCILLA C. URBANEK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Priscilla C Urbanek
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Patsy Bruce** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that She executed the within instrument on behalf of **Henry Smithson**, as his Attorney in Fact, as the free act and deed of the within named **Henry Smithson**.

Witness my hand and official seal this the 19th day of May, 2006.

My Commission expires May 24, 2008

PRISCILLA C. URBANEK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Priscilla C Urbanek
Notary Public