STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR TRANSACTION IS $ 105,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE: APRIL 25, 2006

NOTARY PUBLIC

COMMISSION EXPIRES: 6/28/2009

KIMBERLY A. TOMLIN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 05/26/06 12:36 2 pgs
Fees:13.00 Taxes:388.50

20060526-0062313

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:

MAXIMUM TITLE, LLC
612 OLIVE BRANCH ROAD
SMYRNA, TENNESSEE 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
DAVID L. JONES 278 Delvin Drive Antioch, TN, 37013	SAME	162.06-0-071.00

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, I/WE,

RUBY CLARK-COOPER AND HUSBAND, LOUIS EDWARD COOPER

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

DAVID L. JONES, UNMARRIED

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN

DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

SEE EXHIBIT A.

THIS IS IMPROVED PROPERTY KNOWN AS: 278 Delvin Drive, 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 GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this day on APRIL 25, 2006.

Ruby Clark-Cooper
RUBY CLARK-COOPER

Louis Edward Cooper
LOUIS EDWARD COOPER

INDIVIDUAL NOTARY ACKNOWLEDGEMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC WITHIN AND FOR THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED RUBY CLARK-COOPER AND LOUIS EDWARD COOPER WITH WHOM I AM PERSONALLY ACQUAINTED, OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, AND UPON OATH ACKNOWLEDGED HE/SHE/THEY EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

WITNESS MY HAND AND OFFICIAL SEAL AT OFFICE AT BRENTWOOD, TENNESSEE ON APRIL 25, 2006

NOTARY PUBLIC

COMMISSION EXPIRES: 4/28/2008

KIMBERLY A. TOMLIN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

EXHIBIT A.

BEING LOT NO. 14, FAIR OAKS SUBDIVISION, SECTION ONE, AS OF RECORD IN BOOK 4175, PAGES 42 AND 43, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO JOHN PHILLIP CLARK AND WIFE, RUBY M. CLARK BY VIRTUE OF A WARRANTY DEED DATED JANUARY 24, 1979 OF RECORD IN BOOK 5390, PAGE 397, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID JOHN PHILLIP CLARK HAS SINCE DIED AND IS SURVIVED BY WIFE, RUBY M. CLARK. RUBY M. CLARK IS NOW KNOWN AS RUBY M. CLARK COOPER, HAVING MARRIED LOUIS EDWARD COOPER.

LOUIS EDWARD COOPER JOINS IN THE EXECUTION OF THIS DOCUMENT TO CONVEY ANY/ALL MARITAL INTEREST HE MAY HAVE IN SAID PROPERTY.