Davidson County DEEDWARR
Recvd: 06/26/06 15:10 2 pgs
Fees:13.00 Taxes:895.40

20060626-0076192

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
SP44720 FILE BOX "7"

WARRANTY DEED

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 29, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$242,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE **14TH DAY OF JUNE, 2006.**

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
CHARLES LINTON STANLEY, II **2402 Claypool Street** **Nashville, TN 37216**	**SAME**	**62-13-104** **15 DZ 36480**

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, ADAM JONES and wife, JENNIFER JONES**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY **CHARLES LINTON STANLEY, II**

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

TRACT 1:

Land in Davidson County, Tennessee being Lot No. 29 on the Plan of Moss Rose Heights Subdivision, Section 2, extended of record in Plat Book 1424, Page 109, Register's Office for Davidson County, Tennessee.

Said Lot No. 29 fronts 108 feet on the southerly side of Claypool Street and runs back between lines 217 feet on the easterly line and 179.8 feet on the westerly line to a dead line in the rear 148.1 feet thereon.

TRACT 2:

Land in Davidson County, Tennessee being the westerly part of Lot No. 1 on the Map of Moss Rose Heights Subdivision, Section 2, Extended, of record in Book 1424, page 109, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 1 fronts 17 feet on the south side of Claypool Avenue and runs back between lines, 117 feet on the west line and 117 feet, more or less, on the east line to the north line of Lot No. 2 on which it measures 5 feet.

Being the same property conveyed to Adam Jones and wife, Jennifer Jones by deed from Suzanne Ikard, unmarried, of record in Instrument Number 20050301-0022489, Register's Office for Davidson County, Tennessee.

Adam Jones is one and the same person as Jefferey Adam Jones and Jennifer Jones is one and the same person as Jennifer M. Jones.

This is improved property known as 2402 Claypool Street, Nashville, Tennessee 37216

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 our hands this 14th day of June, 2006.

Adam Jones by John Brackeen, Attorney-in-fact

ADAM JONES

Jennifer Jones by JB, Attorney-in-fact

JENNIFER JONES

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

On this the 14th day of June, 2006, before me personally appeared JOHN BRACKEEN, to me known to be the person who executed the foregoing instrument in behalf of ADAM JONES and wife, JENNIFER JONES, the bargainors, as their Attorney-in-Fact, and acknowledged that he executed the same as the free act and deed of the said ADAM JONES and wife, JENNIFER JONES, as though they had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 14TH day of June, 2006.

Alan L. Saturn

NOTARY PUBLIC

My Commission Expires: 7/29/2006

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006