WARRANTY DEED

BOX 50-B RETURN TO: CORP

PREPARED BY:
BANKERS TITLE & ESCROW
5107 MARYLAND WAY
STE 115
BRENTWOOD TN 37027

NOTARY PUBLIC AT LARGE SHANNON PHILBIN DAVIDSON COUNTY TENN
My Commission Expires JULY 21, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stanley P. Jones	Citimortgage	104-16-218
(NAME)	(NAME)	
1722 Beechwood Avenue	1000 Technology Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	O'Fallon, MO 63368-2240	
(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, **William A. Sharp and wife, Diana L. M. Sharp**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stanley P. Jones and wife, Rebekah P. Jones**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 the easterly half of Lot No. 209 on the Belmont Land Company's Plan of Lots called Belmont Heights, as of record in Book 421, Page 34, said Register's Office.

Said part of Lot 209 fronts 50.0 feet on the northerly side of Beechwood Avenue and runs back 194.1 feet, more or less on the westerly line and 194.7 feet on the easterly line to a line in the rear which measures 50 feet thereon.

Being the same property conveyed to William A. Sharp and wife, Diana L.M. Sharp by Quitclaim Deed from Charles A. Sharp, Helen H. Sharp, and William A. Sharp dated July 11, 1997, recorded July 15, 1997 in Book 10530, page 504, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **1722 Beechwood Avenue, Nashville, TN 37212**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 29th day of June, 2006.

William A. Sharp

Diana L. M. Sharp

Davidson County DEEDWARR
Recvd: 07/06/06 09:24 2 pgs
Fees:13.00 Taxes:1905.50

20060706-0080611

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 William A. Sharp and wife, Diana L. M. Sharp, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th DAY OF JUNE, 2006.

Commission expires:

My Commission Expires JULY 21, 2007

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public