PREPARED BY & RETURN TO:
COMMERCE UNION TITLE
5200 MARYLAND WAY Ste 110
BRENTWOOD, TN. 37027

Davidson County DEEDWARR
Recvd: 08/04/06 12:15 2 pgs
Fees:13.00 Taxes:836.20
20060804-0095723

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
**SP44831**

**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 226,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
**31st DAY OF JULY, 2006.**

Notary Public

MY COMMISSION EXPIRES: 2/24/09

TAREE L. RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

**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 |
|---|---|---|
| **JOSEPH M. JAKES**<br>**1001 Percy Warner Boulevard**<br>**Nashville, TN 37205** | SAME | **129-12-56**<br>**7DZ 30070** |

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, ROBERT LOUIS JONES and wife, DOROTHY JONES**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY **JOSEPH M. JAKES**

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:**

**Being Lot No. 252 on the Plan of Section I, Warner Park Valley, as of record in book 3600, pages 12, 13 and 14, Register's Office for said County.**

**Beginning at a point in the westerly margin of Percy Warner Boulevard, at the corner of Lots 252 and 264; thence with the line between said lots, westerly 112.4 feet to a corner of Lot No. 253; thence with the line between said Lots 252 and 253; southerly 122.5 feet to a point in the northerly margin of Edwin Warner Drive; thence with the margin of the same, easterly 112.1 feet to a point at the beginning of a curve; thence around said curve, northeasterly 39.05 feet to a point in the margin of Percy Warner Boulevard; thence with the margin of the same, northerly 98.94 feet to the point of beginning.**

**Being the same property conveyed to Robert Louis Jones and wife, Dorothy Jones by deed from Bruce Batson and wife, Cathrine P. Batson, of record in Book 3910, page 37, Register's Office for Davidson County, Tennessee.**

**This conveyance is made subject to restrictions recorded in Book 3466, page 89, made applicable to the land in question, by instrument in Book 3577, page 511, which instrument amends Parl. 15, Sec. B of said restrictions and were further amended by instrument in Book 3702, page 465; and to the easements and limitations shown on the Map of record in Book 3600, pages 12, 13 and 14, Register's Office for said County.**

**This is improved property known as 1000 Edwin Warner Boulevard, Nashville, Tennessee 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 our hands this 31st day of July, 2006.**

ROBERT LOUIS JONES

DOROTHY JONES

**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 ROBERT LOUIS JONES and wife, DOROTHY JONES, 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 the 31st day of July, 2006.**

**NOTARY PUBLIC**

**My Commission Expires:** 7/24/2010

ALAN L. SATURN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.