Davidson County DEEDWARR
Recvd: 09/15/06 12:15 2 pgs
Fees:13.00 Taxes:418.10

20060915-0114579

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $113,000.00 .

Affiant

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Subscribed and sworn to before me this 12th day of September, 2006.

Notary Public
My Commission Expires 01/26/08

06-0527

Address of New Owner:	Send Tax Bills to:	Tax Information:
Regina A. DuBois	Franklin American Mortgage Co	162-3
117 Penny Brink Drive	501 Corporate Centre Dr., #400	144.00
Antioch, TN 37013	Franklin, TN 37067	

WARRANTY DEED

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 **Daniel Allen Jones and wife, Selina Colleen Jones**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Regina A. DuBois**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 182 on the Plan of Antioch Park Subdivision, Section 5, of record in Book 4460 Page 58, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Daniel Allen Jones and wife, Selina Colleen Jones by deed from William Anthony Kogak II, unmarried, dated February 17, 1998, recorded in Book 10799, Page 150, Register's Office for said County.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **117 Penny Brink 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 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 12th day of September, 2006.

Daniel Allen Jones

Selina Colleen 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 **Daniel Allen Jones and wife, Selina Colleen Jones**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 12th day of September, 2006.

Notary Public

My Commission Expires: 01/26/08

LEE E. CRAWFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE