This instrument was prepared by:

Smith, Hirsch & Blackshear, PLC
One Vantage Way, Suite B-105
Nashville, Tennessee 37228
(615) 242-5003

CAROLYN PIPHUS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, which is greater, for this transfer is $45,000.00.

David O. Jones Sr.
Affiant

Subscribed and Sworn to before me, this 27th of September, 2006.

Notary Public

My Commission Expires: 7/21/2007

MAP-PARCEL# 81-8-17

The Name and Address of the new owners are:

David O. Jones, Sr, Et. Al.
407 Highland Heights Drive
Goodlettsville, TN 37072

MAIL TAX BILLS TO:

Same

Davidson County DEEDWARR
Recvd: 10/02/06 16:10 2 pgs
Fees:13.00 Taxes:166.50
20061002-0121998

WARRANTY DEED

This Deed, made and entered into on the day and year written below by and between Nell S. Readus, Widow, hereinafter referred to as GRANTOR, and David O. Jones, Sr., Married, and Beverly J. Barker, Unmarried, as joint tenants with right of survivorship hereinafter referred to as GRANTEES.

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), Cash in hand paid by the GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, GRANTOR, have bargained and sold, and by these presents do transfer and convey unto the GRANTEES, as joint tenants with right of survivorship, their successors, heirs and assigns all rights, title, interest, claim or demand of GRANTORS in a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto lying and being in Davidson County, Tennessee and more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 42 and the southerly ½ of Lot No. 43 on the Plan of the Subdivision of Lot No. 1 in Woodards Plan, as of record in Book 57, page 83, Register's Office for said County.
>
> Said Lot No. 42 and the southerly one-half of Lot No. 43 front together 50 feet on the westerly side of Ninth Avenue North and run back between parallel lines 174 feet to an alley.
>
> Being the same property conveyed to Douglas Readus and wife, Nell S. Readus by deed of record in Book 4968, page 937, said Register's Office, the said Douglas E. Readus having since died.
>
> This is improved property known as 1823 9th Avenue, North, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenants, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns forever; and I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my successors, heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 27th day of September, 2006.

Nell S Readus by
Ruby L Lawrence

NELL S. READUS

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public, duly appointed, Commissioned and qualified in and for the State and County aforesaid, **Ruby L. Lawrence, Attorney in Fact for Nell S. Readus,** the within named bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that she is the Attorney in Fact for Nell S. Readus and is authorized by her to execute this instrument on her behalf for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at Nashville, Tennessee on this 27th day of September, 2006.

NOTARY PUBLIC

My Commission Expires: 7/21/2007

CAROLYN PIPHUS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007