WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/06/06 10:18 2 pgs
Fees:13.00 Taxes:577.94

20061006-0124383

ET-06-0553

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,200.00

Ronald G. Jones Affiant

Subscribed and sworn to before me, this 29th DAY OF September, 2006.

Notary Public

MY COMMISSION EXPIRES: 6-30-10

(AFFIX SEAL)

DUSTIN C. DUNN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY TN

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald G. Jones	Countrywide Home Loans, Inc.	
121 Lakeside Court (ADDRESS)	(NAME) 2021 N. Gallatin Road Ste. 280 (ADDRESS)	86-10-A-6 CO
Hermitage, TN 37076-3559 (CITY) (STATE) (ZIP)	Madison, TN 37115 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JEFFREY L. TIDWELL AND WIFE, SHANNON C. TIDWELL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RONALD G. JONES AND WIFE, MARIAM Y. JONES, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 6, HERMITAGE HIGHLANDS, as shown on plat of record in Instrument No. 20030422-0052784 , in the Register's Office, Davidson County, Tennessee to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jeffrey L. Tidwell and wife, Shannon C. Tidwell by Warranty Deed from George Dunn, d/b/a George Dunn Contractors, recorded on the 17th day of December, 2003 in Instrument No. 20031217-0180230, in the Register's Office of Davidson County, Tennessee.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HERMITAGE HIGHLANDS, as recorded in Instrument No. 20030422-0052784.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20030416-0050698.

Charter of Homeowners Association recorded at Instrument No. 20030708-0093272.

Conveyance to Homeowners Association recorded at Instrument No. 20030708-0093271.

Storm Water Detention Agreement recorded at Instrument No. 20030220-0022711.

Subject to any and all existing restrictions and easements of record if any.

unimproved ( )
This is improved (X) property, known as 121 Lakeside Court, Hermitage, Tennessee 37076-3559
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 29th day of September, 2006.

Jeffrey L. Tidwell

Shannon C. Tidwell

STATE OF Tennessee

COUNTY OF Davidson

On this the 29th day of September, 2006, before me personally appeared Jeffrey L. Tidwell and wife, Shannon C. Tidwell to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th day of September, 2006.

Notary Public

My Commission Expires: 09-16-07

(SEAL)

RETURN TO:
Executive Title, LLC
2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122
Phone: (615)773-0520