File Box 30

WARRANTY DEED

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 133,000.00

Judith Ann Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of October, 2006

Notary Public

MY COMMISSION EXPIRES: 1-27-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Tabetha J. Wright	Market Street Mortgage Corp.	Map 150
3300 Country Ridge Dr.	9001 Airport Freeway, Ste. 120	Group 7
Antioch, TN 37013	Fort Worth, TX 76180	Parcel 81

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

Judith Ann Jones, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Tabetha J. Wright
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:

Being Lot No. 131 on the Plan of the Country, Section 4-A, as of record in Book 5200, Pages 138 and 139, said Register's Office.

Said Lot No. 131 being a corner lot fronts 75 feet on the northwesterly margin of Country Way Road and fronts 78 feet on the northeasterly margin of Country Ridge Drive, said frontages being joined by a curve measuring 39.27 feet; said northeasterly line of Lot No. 131 extends back 95.69 feet where it intersects the northwesterly line which measures 111.42 feet thereon.

BEING the same property conveyed to Ernest C. Jones, unmarried and Judith Ann Jones, as joint tenants with right of survivorship by deed from Randall Phillips Builders, Inc., of record in Book 5863, Page 86, dated March 15, 1982, Register's Office for said County. The said Ernest C. Jones is now deceased.

This conveyance is subject to Restrictive Covenants of record in Book 5404, Page 770 and Book 5542, Page 170, Register's Office for said County.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 5200, Pages 138 and 139, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3300 Country Ridge Dr., 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 my hand this 13th day of October, 2006.

Judith Ann Jones
Judith Ann Jones

Davidson County DEEDWARR
Recvd: 10/17/06 13:50 2 pgs
Fees:13.00 Taxes:492.10

20061017-0128927

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 Judith Ann Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of October, 2006.

My Commission Expires: 1.27.07

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.