WARRANTY DEED

FILE BOX 19B
06-10-032-J

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st day of October, 2006

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 11/01/06 13:57 2 pgs
Fees:13.00 Taxes:962.00
20061101-0135796

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
KEITH D. HODGES AND WIFE, BETH DONAGHEY	**SUNTRUST MORTGAGE, INC.**	51-11
(NAME) 1506 Saunders Avenue	(NAME) P.O. Box 57028	39.00
(ADDRESS) Madison, TN 37115	(ADDRESS) Irvine, CA 92619-7028	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **DONALD R. JONES AND WIFE, LEIGH SMITH JONES**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KEITH D. HODGES AND WIFE, BETH DONAGHEY**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING part of Lot No. 12 on the Plan of the Subdivision of the Herbert Anderson Tract as of record in Book 421, Page 37, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the westerly margin of Saunders Avenue (formerly Roberta Avenue), said point being 125.0 feet southerly of the common easterly corner of Lots Nos. 12 and 13; thence westwardly and parallel with the line between Lots Nos. 12 and 13, 220.0 feet to a point; thence southwardly and parallel with Saunders Avenue, 100.0 feet to a point; thence eastwardly and parallel with the line between Lots Nos. 12 and 13, 220.0 feet to a point in said westerly margin of Saunders Avenue; thence northwardly with said margin 100.0 feet to the point of beginning.

BEING the same property conveyed to DONALD R. JONES AND WIFE, LEIGH SMITH JONES, by Deed from REBECCA L. BOHLITZ, MARRIED JOINED BY JENS BOHLITZ, HUSBAND, dated 9/19/97 of record in Book 10619, Page 49, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and PAID by the Grantor(s) herein.

THIS instrument is being executed in behalf of **DONALD R. JONES** pursuant to a Power of Attorney executed by same on the 26th day of October, 2006, and being filed for record in Instrument No. 20061101-0135795, and being recorded simultaneously herewith.

LEIGH SMITH JONES AND LEIGH S. JONES ARE ONE AND THE SAME PERSON.

BEING unimproved ☐
Improved ☑ property known as: 1506 Saunders Avenue, Madison, TN, 37115.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, hands, this 31st day of October, 2006

Donald R. Jones
DONALD R. JONES

Leigh Smith Jones
LEIGH SMITH JONES

BY: Leigh Smith Jones
LEIGH SMITH JONES, ATTORNEY-IN-FACT

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 LEIGH SMITH JONES, the bargainor(s), 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 Brentwood, Tennessee, this 31st day of October, 2006.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 03/31/07

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

On this 31st day of October, 2006, before me personally appeared Leigh Smith Jones, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of Donald R. Jones, and acknowledged that she executed the same as the free act and deed of the said Donald R. Jones.

Witness my hand and official seal at Brentwood, Tennessee, this 31st day of October, 2006.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 03/31/07

Notary Public