WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Knox
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 164,900.00

Deborah M Tue
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of November, 2006

Debbie Butler
NOTARY PUBLIC AT LARGE
Notary Public:
MY COMMISSION EXPIRES: 5-7-08
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 11/13/06 14:48 2 pgs
Fees:13.00 Taxes:610.13

20061113-0140627

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:
Jessica Montoya	New Owner	Map 136
109 Castaway Ct.		Group 3
Nashville, TN 37217		Parcel 52

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

Donald W. Jones and wife, Betty C. Jones

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Jessica Montoya, married
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. 2 on the Plan of Resubdivision of Lot 118, 119, 120, Priest Lake Park, Section Two, as of record in Plat Book 6200, Page 531, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Donald W. Jones by deed from Sherry Cox, a married woman, of record in Instrument 20041012-0122857, said Register's Office.

This conveyance is subject to Restrictions of record in Book 4317, Page 17, said Register's Office.

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 Plat Book 6200, Page 531, said Register's Office.

The said Betty C. Jones joins in this conveyance to convey any and all marital interest she may have in said property.

Power of Attorney of record in Instrument 20061113-0140626, 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 109 Castaway Ct., Nashville, TN 37217

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.

#8277

Witness my hand this 9th day of November, 2006.

Donald W Jones By Roy D Jones AIF
Donald W. Jones
By: Roy D. Jones, as Attorney-in-Fact

Betty C Jones By Roy D Jones AIF
Betty C. Jones
By: Roy D. Jones, as 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, Roy D. Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Donald W. Jones and wife, Betty C. Jones as their Attorney in Fact as the free act and deed of the within named Donald W. Jones and Betty C. Jones.

Witness my hand and official seal at Nashville, Tennessee, the 9th day of November, 2006.

My Commission Expires: 3/31/07

Notary Public

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

#8277