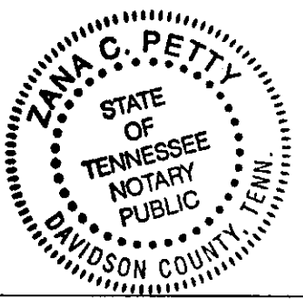
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 168,900.00

Affiant

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

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL) 1.27.07

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:
Clay P. Jackson	SunTrust Mortgage, Inc.	Map 137
3925 Waterford Way	201 4th Ave. N, 7th Floor	Group 13-0-A
Antioch, TN 37013	Nashville, TN 37219	Parcel 068.00-CO

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

Bryan S. Jones and wife, Dawn E. Jones

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Clay P. Jackson an unmarried man Amber M. Cozart an unmarried woman

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. 68, on the Plan of Final Plat, Section Two, Peninsula Point, of record in Plat Book 8250, Page 733, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Bryan S. Jones by deed from Butler Construction, LLC, of record in Book 11478, Page 398, Register's Office for said County.

This conveyance is subject to Restrictions and By-Laws of record in Book 9943, Page 908, and Book 10453, Page 287, said Register's Office.

This conveyance is made subject to: (1) All matters appearing on the Plan of record in Plat Book 8250, Page 733, said Register's Office; (2) General Warranty, Flowage, and Roadway Easement of record in Book 3910, Page 247; Book 3975, Page 452; and Book 3852, Page 639, said Register's Office; (3) Ingress and Egress Easement for Cemetery of record in Book 342, Page 600, said Register's Office; (4) All matters appearing on the PUD Boundary of record in Plat Book 9700, Page 22, said Register's Office.

The said Dawn E. 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 20061117014 2984, 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 3925 Waterford Way, 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.

Bryan S. Jones

Dawn E. Jones by Bryan S. Jones attorney-in-fact

Dawn E. Jones

Davidson County DEEDWARR
Recvd: 11/17/06 10:42 2 pgs
Fees:13.00 Taxes:624.93

20061117-0142985

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 Bryan S. Jones ~~and wife, Dawn E. Jones~~, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that ~~they~~ he executed the within instrument for the purposes therein contained.

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

My Commission Expires: 1/27/07

Notary Public

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

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 Bryan S. Jones, with whom I am personally (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Dawn E. Jones as her Attorney in Fact, as the free act and deed of the within named Dawn E. Jones.

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

My Commission Expires: 1/27/07

Notary Public

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