

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $138,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of November, 2006.

Notary Public:

My Commission Expires: 3-20-10

After Recording Return to:
Heritage Title Services, LLC
8115 Isabella Lane, Ste. 5
Brentwood, TN 37027

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map/Parcel Number:
Nancy J. Rippy 634 Kings Way Drive Old Hickory, TN 37138	New Owner	53-16-177

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Brian Jones and wife, Dyann C. Jones**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Nancy J. Rippy**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND located in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot Nos. 46 on the Plan of King Court, Section Three, of record in Plat Book 7900, Page 958, amended in Book 9705, Page 872, and amended in Book 10159, Page 42, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Dyann C. Kline by Warranty Deed from Danny C. Roark and Dennis R. Roark, d/b/a Roark Custom Built Homes, dated June 14, 1996, recorded June 18, 1996, in Book 10089, Page 534, Register's Office for Davidson County, Tennessee, thence to Brian Jones and wife, Dyann C. Jones, by Quitclaim Deed from Dyann C. Kline (now known as Dyann C. Jones), dated November 20, 2003, recorded December 4, 2003, in Instrument Number 20031204-0174200, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

Taxes and assessments for the 2007 and subsequent years.

Subject to conditions, easements, restrictions, and/or building set-back lines that appears on the plat of record in Plat Book 7900, Page 958, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 9665, Page 540 and Book 9835, Page 552, Register's Office for Davidson County, Tennessee.

Sanitary Sewer easement set forth in the instrument recorded in Book 8927, Page 602, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 634 Kings Way Drive, Old Hickory, TN 37138

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

Davidson County DEEDWARR
Recvd: 01/11/07 11:11 2 pgs
Fees:13.00 Taxes:510.60
20070111-0004592

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 22nd day of November, 2006.

Brian Jones

Dyann C. Jones By: Brian Jones
Her Atty-in-Fact

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Brian Jones, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 22nd day of November, 2006.

Commission Expires: 09/22/07

Notary Public: Johnna L. Smith

JOHNNA L. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named **Brian Jones in his capacity as Attorney in Fact for Dyann C. Jones**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 22nd day of November, 2006.

Commission Expires: 09/22/07

Notary Public: Johnna L. Smith

JOHNNA L. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

This Instrument Prepared By:

Highland Title, LLC.
394 West Main Street, Suite B-5
Hendersonville, TN 37075

After Recording Return to:
Heritage Title Services, LLC
8115 Isabella Lane, Ste. 5
Brentwood, TN 37027