WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FORTHIS TRANSFER IS **$450,000.00**

Melissa Woodward
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 23 DAY OF JANUARY, 2007.

NOTARY PUBLIC

MY COMMISION EXPIRES 3/17/07
(AFFIX SEAL)

LISA M. VASKE NOTARY PUBLIC LARGE SUMNER COUNTY, TN

Davidson County DEEDWARR
Recvd: 02/02/07 09:35 2 pgs
Fees:13.00 Taxes:1665.00
20070202-0013774

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW LLC 907 RIVERGATE PKWY D1
GOODLETTSVILLE TN 37072

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
CHARLES JONES	**SAME**	**102110064.00**
6813 FLEETWOOD DRIVE	135 Public Square	
NASHVILLE, TN 37205	Lebanon TN 37087	

FOR AND IN CONSIDERATION OF THE SUM OF **$500,000.00**, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

NICHOLAS DISTEFANO AND WIFE, JOANN DISTEFANO

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

CHARLES JONES, A MARRIED MAN joined by wife Melissa Jones

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 172 Horton Heights, Section VIII, of record in Plat Book 2133, Page 30, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Nicholas Distefano and wife, Joann Distefano by Warranty Deed from Curtis M. Groves and James R. Bellar dated 01/06/04 and filed for record 01/13/04 in Instrument No. 20040113-0005172, Register's Office for Davidson County, Tennessee.

Subject to easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record. Subject to all taxes for the year 2007 and all subsequent years, a lien but not yet due and payable.

This ( )Unimproved
(X) Improved property is known as: **6813 FLEETWOOD DRIVE NASHVILLE, TN 37205**

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 not 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 ever 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 23 day of **JANUARY, 2007**

Nicholas Distefano
NICHOLAS DISTEFANO by Jan Adkins attorney in fact

Joann Distefano
JOANN DISTEFANO
Attorney in fact
Jan Adk

STATE OF TENNESSEE
COUNTY OF Wilson

On this 23 day of Jan, 2007, before me personally appeared Jan Adkins, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Nicholas Distefano and Joann Distefano, and who acknowledged that he executed the same as the free act and deed of Nicholas Distefano and Joann Distefano

Witness my hand and official seal.

NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

NOTARY PUBLIC

(SEAL)

MY COMMISSION EXPIRES: 3/17/07

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, _____, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this _____ day of _____, 2006.

_____
NOTARY PUBLIC

(SEAL) My Commission expires: _____