Davidson County DEEDWARR
Recvd: 02/13/07 11:22 2 pg
Fees:13.00 Taxes:444.00

20070213-0018266

Julian C. Cornett
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $120,000.00

Affiant

Subscribed and sworn to before me, this 17th day of January, 2007.

Notary Public

My commission expires: 5-24-10

THIS INSTRUMENT WAS PREPARED BY
Jackson M. Welch, Jr.
121 First Avenue South, Suite 200
Franklin, Tennessee 37064
(615) 790-8868

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Shane W. Hubbard	**First Community Mortgage, Inc.**	**Map: 133-06-0**
3718 Tibbs Court	**1610 S. Church Street, Suite A**	**Parcel: 206.00**
Nashville, Tennessee 37211	**Murfreesboro, TN 37130**	

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 ACKNOWLEDGE, WE,

Jayne Ellen Jones, a single person

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

Shane W. Hubbard, unmarried

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:

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

Being Lot No. 10 on the Map of Leonard Heights, as of record in Book 2330, page 15, Register's Office of Davidson County, Tennessee, described as follows:

Beginning at a point in the north margin of Tibbs Court, at the corner of Lots Nos. 9 and 10; thence with the line between said lots, northerly 92.2 feet to a point; thence easterly 149.9 feet to a point: thence southerly 87 feet to a corner of Lot No. 11; thence with the line between Lots Nos. 10 and 11 southeasterly 113.3 feet to the margin of Tibbs Court; thence with the margin of the same, northwesterly around a slight curve, 52.01 feet to the point of beginning.

Being the same property conveyed to Jayne Ellen Jones, a single person by deed from E.A. Jones and wife, Bertha S. Jones of record in Book 6131, page 919, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year of 2007, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2330, Page 15, Register's Office of Davidson County, Tennessee.

This is improved property known as 3718 Tibbs Court, Nashville, Tennessee 37211.

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 in 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.

Witness my/our hand(s) this 17th day of January, 2007.

Jayne Ellen Jones

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Jayne Ellen Jones, the within named Grantors, 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, at office, this 17th day of January, 2007.

Notary Public

My Commission Expires: 5-24-10

Julian C. Cornett
State of Tennessee Notary Public
Williamson County

RETURN TO:
Cornett Title Services, LLC
9005 Overlook Boulevard
Brentwood, Tennessee 37027