Davidson County DEEDWARR
Recvd: 02/16/07 11:09 2 pg
Fees:13.00 Taxes:632.70

20070216-0019786

Prepared by:
Realty Title & Escrow Company, Inc.
913 Conference Drive, Suite 101
Goodlettsville, TN 37072

KATHERINE LEE
Notary Public At Large
ROBERTSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $171,000.00

Kristi Hawes
Affiant

Subscribed and sworn to before me, this 5th day of February, 2007.

Katherine Lee
Notary Public
My commission expires: 9/22/07

08-0701-91007

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Randall R. Jones, Jr. 1207 Kirkland Avenue Nashville TN 37216	Countrywide Home Lns 801 Crescent Centre Dr. Franklin, TN 37067	072-07-0 010.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Angela Lee Jarrett, now Angela Lee Walton, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Randall R. Jones, Jr. and wife, Emily A. Jones**, hereinafter called the Grantees, their successors 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, being Lot No. 32, on the Plan of Inglewood Place (erroneously referenced in prior deed as 'Inglewood Lots'), of record in Book 332, Page 101, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Angela Lee Jarrett by Quitclaim Deed from Jim DeVault, dated June 29, 2000, recorded June 29, 2000, of record in Instrument No. 20000629-0064782, Register's Office for Davidson County, Tennessee.
>
> Jeff Walton, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in the subject property.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 1207 Kirkland Avenue, Nashville, TN 37216

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 5th day of February, 2007.

Angela Lee Jarrett, now known as
Angela Lee Walton

Jeff Walton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Angela Lee Walton and Jeff Walton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Goodlettsville, TN, this 5th day of February, 2007.

Melissa J. Butchko-Turecki
State of Tennessee at Large

My Commission expires: September 15, 2010

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires September 15, 2010