File 43

Prepared from information furnished by the parties. This instrument is pursuant to a lease purchase agreement. No closing performed between the parties, nor none requested.	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $85,000.00 Jay Jones Affiant Subscribed and sworn to before me, this the 15th day of February, 2007. Notary Public My commission expires: **March 30, 2010** (AFFIX SEAL)

WILLIAM B. GREGORY STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Liberty Escrow, Inc.
615 Main Street P.O. Box 60429, Nashville, TN 37206

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jay Jones **Melissa A. Jones**	**S A M E**	011 100
2814 Live Oak Road		188.00
Nashville, Tennessee 37210		

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,

Nancy C. Swain

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

Jay Jones and wife, Melissa A. Jones

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. 35, on the Map of Mashburn Heights, of record in Book 1835 page 1, Register's Office, Davidson County, Tennessee.

SAID Lot No. 35 fronts 72 feet on the east side of Live Oak Road and runs back between lines 177.5 feet on the north line and 176.3 feet on the south line to a dead line in the rear, which is a broken line on which it measures, 72.3 feet. {This is the same description as in the last instrument of conveyance.}

BEING the same property conveyed to Nancy C. Swain, by instrument executed April 25, 2000, which is of record in 20000426-0041417, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all matters as shown on the plan of record in Book 1835 page 1, Register's Office, Davidson County, Tennessee; and, to restrictions, declarations, dedications, agreements memorandums, assessments, covenants, conditions, and/or easements of record against said property which are of record in said Register's Office.

This is improved property known as **2814 Live Oak Road, Nashville, Tennessee 37210**

Davidson County DEEDWARR
Recvd: 02/27/07 13:54 2 pgs
Fees:13.00 Taxes:314.50
20070227-0024236

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 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 convenant 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 15th day of February, 2007.

Nancy C. Swain

Nancy C. Swain

SINGLE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Nancy C. Swain,** the within named bargainor, with whom I am personally acquainted (or who 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 **15th** day of **February, 2007.**

Notary Public

My Commission Expires: **March 30, 2010**

