Davidson County DEEDWARR
Recvd: 03/19/07 14:25 2 pgs
Fees:13.00 Taxes:473.60

20070319-0033115

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $128,000.00

Alison F Russell
Affiant

Subscribed and sworn to before me, this 15th day of March, 2007.

Kathy Snider
Notary Public
My commission expires:

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

06-0702-72626

Address of New Owner:	Send Tax Bills to:	Tax Information
Mark J. Lonsway 1758 Lincoya Bay Drive Nashville TN 37214	Franklin American Mortgage 501 Corporate Centre, Suite 400 Franklin, Tennessee 37067	109-05-0-D-061.00CO

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, **Ashley Brett Jones, joined by his wife, Mary Beth Jones,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Mark J. Lonsway, unmarried,** hereinafter called the Grantee, 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 Unit No. 1758, on the Plan of The Cottages at Williams Bend, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Declaration of Covenants, Conditions and Restrictions for The Cottages at Williams Bend Townhouses, a Horizontal Property Regime Regime with Private Elements, of record in Instrument No. 20040628-0076712, and Supplementary Declarations in Instrument No. 20041028-0129585, as amended in Instrument No. 20050923-0114373, Register's Office for said County, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of The Cottages at Williams Bend Townhouses, of placement of Units, as shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20041028-0129585, as amended in Instrument No. 20050923-0114373, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to 79 South Associates, LLC, a Tennessee limited liability company by deed from Lakes Motti-Family Land, LLC, a Tennessee limited liability company, dated December 4, 2002, recorded December 4, 2002, of record in Instrument No. 20021204-0149456, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Ashley Brett Jones, unmarried by deed from 70 South Associates, LLC, a Tennessee limited liability company, dated August 31, 2005, recorded September 2, 2005, of record in Instrument No. 20050902-0105451, Register's Office for Davidson County, Tennessee.

Mary Beth Jones, spouse of Grantor, who is one and the same as Mary Beth Wedekind, joins in the execution of this intrument for the purpose of conveying her marital interest, 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 1758 Lincoya Bay Drive, Nashville, TN 37214

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 15th day of March, 2007.

Ashley Brett Jones
Ashley Brett Jones

Mary Beth Jones
Mary Beth Jones

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ashley Brett Jones and Mary Beth Jones, 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 Mt. Juliet, TN, this 15th day of March, 2007.

Kathleen Tomlinson
Wilson

KATHLEEN A. TOMLINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 02/24/08