WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2nd day of April, 2007

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL) 11-22-10

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Barry G. Jones	New Owner	Map 075
137 Stoners Glen Drive		Group 15-0-A
Hermitage, TN 37076		Parcel 137.00-CO

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 acknowledged, we

Marie J. Hawkins, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Barry G. Jones and wife, Judith P. 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/Unit No. 137 on the Plan of Phase One, Stoner's Glen, of record in Instrument 200005260052598, and corrected in Instrument 20010117-0005055, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Marie J. Hawkins by Warranty Deed from Frank Batson, Inc., dated May 8, 2001, and filed for record in Instrument 20010510-0048598, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Instr. 200005260052723, Inst. 2000012150123565, Instr. 2002011500006136, and Instr. 20040115-0006286, said Register's Office.

This conveyance is subject to Charter for Homeowner's Assoc. of record in Instr. 200201160006779, and Instr. 200005260052724, said Register's Office.

This conveyance is subject to (1) 2007 county taxes, which have been prorated and assumed by the Grantees, and (2) all matters appearing on the plan of record in Instr. 200005260052598, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 137 Stoners Glen Drive, Hermitage, TN 37076

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 is 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 hand this 2nd day of April, 2007.

Marie J. Hawkins

Davidson County DEEDWARR
Recvd: 04/03/07 10:18 2 pg
Fees:13.00 Taxes:962.00

20070403-0039687

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marie J. Hawkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of April, 2007.

My Commission Expires: 11-22-10

Notary Public

