Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008

After Recording RETURN TO:
Closing & Title Services, Inc.
533 Rivergate Parkway
Goodlettsville, TN 37072-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $141,500.00

Affiant

Subscribed and sworn to before me, this 4th day of April, 2007.

Notary Public
My commission expires: 2-10-08

03-0703-34563

Address of New Owner:	Send Tax Bills to:	Tax Information
Larry Jones 309 Leopole Road Nashville TN 37211	Countrywide Home Loans, Inc. 6400 Legacy Drive, PTX-137 Plano, TX 75024	147-08-0 156.00

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, The Estate of Kenneth Allen Walkup, deceased, by and through Paul D. Murray, Executor, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Larry I. Jones and wife, Melanie M. 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.146 on the Plan of Hillbrook, Section 3, of record in Book 3300, Page 84, together with joint driveway easement of record in Book 4357, Page 103, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kenneth A. Walkup and wife, Sarah Lee Walkup by deed from William & Lee, Inc., dated July 26, 1965, recorded August 4, 1965, of record in Book 3919, Page 143, Register's Office for Davidson County, Tennessee. Kenneth A. Walkup and Sarah Lee Walkup having since died, Sarah Lee Walkup having predeceased Kenneth A. Walkup who died on or about November 19, 2005. The Estate of Kenneth Allen Walkup being filed for probate as Docket No. 05P1880 December 9, 2005, in the Seventh Circuit Court for Davidson County, Tennessee, at Nashville, Probate Division. Kenneth A. Walkup and Kenneth Allen Walkup being one and the same person.

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 309 Leopole Road, Nashville, TN 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, 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.

Davidson County DEEDWARR
Recvd: 04/10/07 10:57 2 pgs
Fees:13.00 Taxes:523.55
20070410-0042504

WITNESS my hand this 4th day of April, 2007.

By: Paul D Murray, Executor

The Estate of Kenneth Allen Walkup,
Deceased, by and through Paul D.
Murray, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Paul D. Murray, Executor of The Estate of Kenneth Allen Walkup, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained and in the capacity thereof.

Witness my hand in Nashville, TN, this 4th day of April, 2007.

Diane K. Mann

Diane K. Mann
State of Tennessee at Large

My Commission expires: 2/22/2009

