THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
213 Ward Circle
Brentwood, TN 37027
Telephone: 615-661-8099

Davidson County DEEDWARR
Recvd: 04/24/07 15:17 2 pgs
Fees:13.00 Taxes:403.30
20070424-0048966

Property Address: 1707 Southwind Drive,
Nashville, TN, 37217

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **James R. Jones** , hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Thomas R. Young**, as _____ hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, being Lot No. 15 on the Plan of Town Park Estates, of record in Book 3300, Page 64, Register's Office for Davidson County, Tennessee.

Said Lot No. 15 fronts 71 feet on the southerly margin of Southwind Drive and extends back 171.14 feet on the easterly line and 223 feet on the westerly line to a dead line in the rear measuring 87.96 feet thereon.

Being the same property conveyed to James R. Jones and wife Donna C. Jones by Quitclaim Deed from Cordell Lawrence and wife, Margaret Lawrence of record in ;Book 9494, Page 652, Registers Office for Davidson County, Tennessee. Donna Lynn Cooper Jones and Donna C. Jones are one and the same person as is James Roy Jones and James R. Jones are one and the same person.

Also Being the same property conveyed to James R. Jones by Quitclaim Deed from Donna C. Jones of record in Book 10411, Page 177, Registers Office for Davidson County, Tennessee

***A formal search was not performed for this property and no Title Insurance was issued. Preparer of this document does not warrant information contained herein. This document is for informational and recording purposes only**

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2007 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $109,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this 13TH day of April, 2007.

James R Jones {Seal}
James R. Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 13 day of April, 2007, before me the undersigned officer, personally appeared , **James R. Jones**, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

M. Lee Barrett
Notary Public

My Commission expires: 5/23/09

Grantor's Name, Address, Phone:
James R. Jones
9245 BRUSHBORO DR.
BRENTWOOD, TN 37027
615-370-0541

Grantee's Name, Address, Phone:
Thomas R. Young
1707 Southwind Drive
Nashville, TN 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $109,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant:

Subscribed and sworn to before me this 13TH day of April, 2007.

M. Lee Barrett
Notary Public
My Commission expires: 5/23/09

Person or Agency responsible for taxes:

Thomas R. Young
1707 Southwind Drive
Nashville, TN 37217

Parcel ID #: 135-5-10