WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/26/07 15:04 2 pgs
Fees:13.00 Taxes:436.60
20070426-0050044

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Donald Richard Bohan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th DAY OF APRIL, 2007.

Notary Public

MY COMMISSION EXPIRES: 2-10-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS
DONALD RICHARD BOHAN	AMERICAN EQUITY MORTGAGE	
(NAME) 709 BRAIDWOOD DRIVE	11933 WESTLINE INDUSTRIAL DRIVE	096-10-0-242.00
(ADDRESS) NASHVILLE, TN 37214	(ADDRESS) ST. LOUIS, MO 63146	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **LARRY I. JONES, and wife, MELANIE M. JONES**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DONALD RICHARD BOHAN**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS 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. 324 on the Plan of Cloverhill, Section V, as of record in Book 2133, page 88, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Larry I. Jones and wife, Melanie M. Jones by deed dated August 19, 2005 of record in Instrument No. 20050822-0099758, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the afore described tract of land.

This is improved property, known as 709 BRAIDWOOD DRIVE, NASHVILLE, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 24th day of April, 2007.

LARRY I. JONES

Melanie M Jones
MELANIE M. JONES

STATE OF TENNESSEE

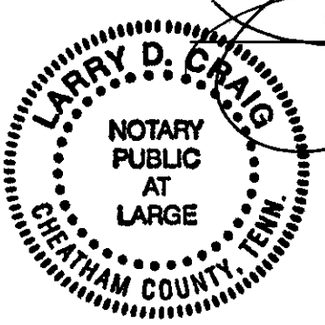
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, LARRY I. JONES, and wife, MELANIE M. JONES the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of April, 2007.

Commission expires: 2-10-08

Notary Public



My Commission Expires FEB. 10, 2008