Davidson County DEEDWARR
Recvd: 04/27/07 14:25 2 pgs
Fees:13.00 Taxes:810.30
20070427-0050608

PREPARED BY (AND RETURN TO):

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W & I Ref:(dm) Title No: 48588
Dav. Co. File: Box 8

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Thomas L. Jones Vikki L. Jones 8165 Settlers Way Nashville, Tennessee 37221	Countrywide Home Loans P.O. Box 961206 Ft. Worth, TX 76161

TAX MAP-PARCEL NUMBERS: 126150A17500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$219,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Steven J. McElroy, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Thomas L. Jones and Vikki L. Jones, husband and wife** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 153 on the Plan of Section Four Boone Trace at Biltmore of record in Book 9700, pages 932 and 933 Register's Office for said County.

Said Lot No. 153 fronts 75.00 feet on the southerly margin of Settler's Way and extends back between parallel lines 129.14 feet to a dead line in the rear.

Being the same property conveyed to Steven J. McElroy, a married man by deed from David A. Julo and Debra J. Julo of record in Doc. No. 20030220-0022623 Register's Office for said County.

Elizabeth McElroy, spouse of Steven J. McElroy, joins in this conveyance solely to convey any and all marital interest she may have in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 9700, Pages 932 and 933, said Register's Office, which Plan shows a 20 foot minimum building setback line from Settlers Way together with a designated building site, and a 15 foot easement for public utility purposes along the northerly rear line(s) The Declaration of Covenants, Conditions and Restrictions of record in Doc. No. 20000126-0008529 and Doc. No. 20010717-0075902 said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 8165 Settlers Way, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of April, 2007.

Steven J. McElroy

Elizabeth McElroy

State of TENNESSEE
County of DAVIDSON

On this 26th day of April, 2007 , before me the undersigned authority, personally appeared Steven J. McElroy and Elizabeth McEroy, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $219,000.00

Affiant

Sworn and subscribed before me this the 26th day of April, 2007

My Commission Expires: May 24, 2010

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public