PREPARED BY (AND RETURN TO):

(2)

WILKINS & IVEY
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W & I Ref:(____gj__) Title No: 48632
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 05/21/07 13:54 2 pgs
Fees:13.00 Taxes:1036.00

20070521-0060384

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Fleur Stanbrook 2514 Ashwood Avenue Nashville, Tennessee 37212	Owner

TAX MAP-PARCEL NUMBERS: 10415004100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$280,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Cooper L. Jones and spouse, Hallie D. Jones**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Fleur Stanbrook** 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 the easterly one-half of Lot No. 71 on the Map of Sunset Park Subdivision of record in Book 332, page 132, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 71 fronts 50.0 feet on the northerly side of West Ashwood Avenue, formerly "A" Street, and runs back between parallel lines, 160.5 feet to a line.

Being the same property conveyed to Cooper L. Jones and spouse, Hallie D. Jones by deed from Janice D. Jones, married of record in Doc. No. 20060411-0041723, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2007, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Plat Book 332 Page 132, said Register's Office..

This is improved property, known as: 2514 Ashwood Avenue, Nashville, Tennessee 37212

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 11th day of May, 2007.

Cooper L. Jones

Hallie D. Jones

State of TENNESSEE
County of DAVIDSON

On this 11th day of May, 2007 , before me the undersigned authority, personally appeared Cooper L. Jones and Hallie D. Jones , 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.

Notary

State of TENNESSEE My Commission Expires JULY 21, 2007
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $280,000.00

Affiant

Sworn and subscribed before me this the 11th day of May, 2007

My Commission Expires: 11/24/07

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11/24/2007

Notary Public