Davidson County DEEDWARR
Recvd: 06/01/07 15:17 2 pgs
Fees:13.00 Taxes:592.00

20070601-0065417

| [ADDRESS NEW OWNER:] | [SEND TAX BILLS TO:] | [MAP-PARCEL NO.] |
|---|---|---|
| John M. Jones and Kelley H. Jones | New Owner | Map/Parcel |
| 617 Dunston Drive | | 13216008100 |
| Nashville, TN 37211 | | 07-05-12993 |

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Billy King Stone and Eunita Olene Stone,** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **John M. Jones and wife, Kelley H. Jones,** (The "Grantee"), his heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

**Being Lot No. 647 on the Plan of Caldwell Hall, Section VII, of record in Book 3300, page 19, Register's Office for said County.**

**Said Lot No. 647 fronts 69.8 feet on the southerly side of Dunston Drive and runs back 141.5 feet on the easterly line and 139.5 feet on the westerly line to a dead line in the rear, which is a broken line, on which it measures 99.3 feet.**

**Being the same property conveyed to Billy King Stone and wife, Eunita Olene Stone, by deed from David Paul Cowden and wife, Betsy Cowden of record in Book 3702, page 489, said Register's Office.**

This conveyance is subject to the following:

1. All matters as shown on Plan in Plan Book 3300, page 19, Register's Office for Davidson County, Tennessee.
2. 2007 property taxes not yet due and payable, which have been prorated, the payment of which is assumed by Grantee.

This is improved property commonly known as: 617 Dunston Drive, Nashville, TN 37211

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**[STATE OF TENNESSEE]**
**[COUNTY OF DAVIDSON]**

**The actual consideration or value, whichever is greater for this transfer is $160,000.00**

x _____
**Affiant**

**Subscribed and sworn to before me this 31st day of May, 2007**

**My Commission Expires:** My Commission Expires 03/21/2009

_____
**Notary Public**

Fran Y. Oroson
State of Tennessee Notary Public
Davidson County

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 31st day of May, 2007.

By: Billy K. Stone
Billy K. Stone

By: Eunita O. Stone
Eunita O. Stone

**State of Tennessee**
**County of Davidson**

Personally appeared before me, a Notary Public for the State and County aforesaid, **Billy K. Stone,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the within named bargainor, and executed the foregoing Instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of May, 2007.

Notary Public

Fran Y. Oroson State of Tennessee Notary Public Davidson County

My Commission Expires 03/21/2009

My commission expires: _____

**State of Tennessee**
**County of Davidson**

Personally appeared before me, a Notary Public for the State and County aforesaid, **Eunita O. Stone,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the within named bargainor, and executed the foregoing Instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of May, 2007.

Notary Public

Fran Y. Oroson State of Tennessee Notary Public Davidson County

My Commission Expires 03/21/2009

My commission expires: _____