PREPARED BY & RETURN TO: PERRONE & YOUNG, ATTYS. 109 WESTPARK D[illegible]TIE 330 BRENTWOOD, TN 3[illegible]027

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 06/19/07 12:36 2 pgs
Fees:13.00 Taxes:1147.00
20070619-0073258

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $310,000.00

Affiant

Subscribed and sworn to before me, this 18 day of June, 2007.

Notary Public
My commission expires: 11-22-10

STATE OF TENNESSEE NOTARY PUBLIC

03-0706-34761

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Charles Jones 960 Century Oak Drive Nashville TN 37211	New Owner	180-04-0-A-122

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Peggy Whitaker, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Charles M. Jones and wife, Kathy R. Jones, hereinafter called the Grantees, their successors 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. 43 on the Plan of Highland Creek, Section 2, of record in Instrument No. 20030424-0055118, corrected in Instrument No. 20050310-0026513, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Peggy Whitaker, by deed from Classic Homes BOS, LP, by deed dated 9-30-2004, recorded 10-6-2004, of record of record in Instrument No. 20041006-0120739, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 960 Century Oak Drive, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 18th day of June, 2007.

Peggy Whitaker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Peggy Whitaker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 18th day of June, 2007.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/22/09

