FILE NO. SP45318
FILE BOX "7"

Davidson County DEEDWARR
Recvd: 07/03/07 15:11 2 pgs
Fees:13.00 Taxes:462.50
20070703-0079584

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $125,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of June 2007.

Notary Public
My commission expires: 5/22/10

ALAN D. MAZE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
MAY 22, 2010

Address of New Owner:	Send Tax Bills to:	Tax Information
Zeaporria Dillard 3011 Baby Ruth Lane Antioch, TN 37013	SAME	Map163-12-A Parcel 5.00C0

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kathryn R. Jones, a single woman**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Zeaporria Dillard, a single woman**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit Number 5 on the Plan of Baby Ruth Townhomes, a Horizontal Property Regime, (Private Element), Lots 18, 19 & 20-Baby Ruth Lane Estates, Section 2, of record in Instrument 200008300085684 as revised in Instrument 200204250051149, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kathryn R., Jones by deed from Chad M. Veal of record in Instrument 200304300057914, said Register's Office, dated April 28, 2003, as re-recorded in Instrument 200306180083899 and corrected in Instrument 200401020000245, said Register's Office, dated December 30th, 2003.

This conveyance is made subject to the following: 1) Any Owner's Policy issued pursuant hereto will contain under Schedule B the Standard Exceptions listed below. Any loan policy issued pursuant hereto will contain Standard Exceptions (1) and (4) unless a satisfactory survey and inspection of the premises is made.

(1) Rights of claims and parties in possession not shown by the public records;

(2) Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records;

(3) Taxes or special assessments which are not shown as existing liens by the public records;

(4) Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land. 2) Taxes for the year 2007, a lien, not yet due & payable. 3) If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq. 4) All matters shown on the Plan of record in Instrument

200008300085634. revised in Instrument 200204250051149, said Register's Office. 5) Restrictive Covenants of record in Instrument 2000082100082472 and Instrument 200009060088101, said Register' Office. 6) Charter in Instrument 200008210082471 and Instrument 200009060088100, said Register's Office. 7) Deed Conveyance of common area to HOA in Instrument 200009060088102, said Register's Office. 8) Rights of others in & to the common areas and/or elements.

This property is improved property known as 3011 Baby Ruth Lane, Antioch, TN 37013

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 22nd day of June 2007.

Kathryn R. Jones

Kathryn R. Jones

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kathryn R. Jones**, the bargainor(s), with whom I am personally acquainted or proved to me 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 at Franklin, Tennessee, this 22nd day of June 2007.

Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 6-27-09

FILE NO: TN2007050464