THIS INSTRUMENT PREPARED BY AND
AFTER RECORDING RETURN TO:

Heritage Title Services, LLC

8115 Isabella Lane
Suite 5

Brentwood, TN 37027

Address New Owner(s)
Jackie Johnson and Teresa Murphy, both unmarried
278 Delvin Drive
Antioch, Tennessee 37013

Send Tax Bills To:
Jackie Johnson and Teresa Murphy
278 Delvin Dr.
Antioch, TN 37013

Map & Parcel Nos.:
162 06 0 071.00

After Recording Return To:
Heritage Title Services, LLC.
8115 Isabella Ln., Suite 5
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 07/09/07 10:14 2 pgs
Fees:13.00 Taxes:451.40
20070709-0081377

WARRANTY DEED

THIS INDENTURE, made and entered into this **29th day of June, 2007**, by and between **David L. Jones**, party of the first part, and **Jackie Johnson, a married woman, and Teresa Murphy, an unmarried woman**, parties of the second part,

WITNESSETH: That for and in consideration of **ONE HUNDRED TWENTY TWO THOUSAND AND 00/100 DOLLARS ($122,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Antioch, County of Davidson, State of Tennessee:

The following described property is located in the County of Davidson, State of Tennessee, to-wit:

Being Lot No. 14, Fair Oaks Subdivision, Section One, as of record in Book 4175, pages 42 and 43, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description of said lot.

Being the same property conveyed to John Phillip Clark and wife, Ruby M. Clark, from John Rodger McLean and wife, Patricia Joyce McLean, by Warranty Deed dated January 24, 1979, of record in Book 5390, Page 397, and being the same property further conveyed to David L. Jones, unmarried, from Ruby Clark-Cooper and husband, Louis Edward Cooper, by Warranty Deed dated April 25, 2006, of record in Instrument No. 20060526-0062313, all in the Register's Office for Davidson County, Tennessee. The said John Phillip Clark has since died and is survived by wife, Ruby M. Clark. Ruby M. Clark is now known as Ruby M. Clark-Cooper, having married Louis Edward Cooper.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

David L. Jones

LIBBY L. BRAGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 20, 2010

STATE OF TENNESSEE, COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **David L. Jones** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this **29 day of June, 2007.**

My commission expires: 3-20-10

Notary Public

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$122,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant Leeza Osborne

Subscribed and sworn to before me, this **29 day of June, 2007.**

LIBBY L. BRAGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 20, 2010

PROPERTY ADDRESS:
278 Delvin Drive
Antioch, TN 37013

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