Davidson County DEEDWARR
Recvd: 07/30/07 16:06 3 pgs
Fees:18.00 Taxes:1406.00

20070730-0090414

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $380,000.00. Affiant Subscribed and sworn to before me, this 30th day of July, 2007. Notary Public My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Bob Haley 109 Whitney Place Nashville, TN 37215	OWNER	132-14-0-010

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **J.B. JONES AND WIFE, NANCY K. JONES** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **BOB HALEY**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being more particularly described as follows:

Being Lot No. 106 on the Map of Oak Hill Valley Subdivision, of record in Book 1835, pages 15 and 16, Register's Office for said County.

Said Lot No. 106 fronts 186 feet on the northerly side of Van Leer Drive and runs back 241.34 feet on the easterly line and 217.3 feet on the westerly line, to a dead line in the rear, measuring 195 feet thereon.

Being the same property conveyed to J.B. Jones and wife, Nancy K. Jones, by deed dated October 15, 1964, from Howard L. Beard and wife, Estelle M. Beard, of record in Book 3823, page 431, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2007 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 1835 pages 15 and 16, Register's Office for Davidson County, Tennessee.

This is improved property known as 900 Van Leer Drive, Nashville, TN 37220.

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, his heirs and assigns, forever; and we covenant with the said Grantee that we are lawfully seized 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; and further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS our hands this 30th day of July, 2007.

J. B. Jones

By: Nancy K Jones
Nancy K. Jones as Attorney-in-fact

Nancy K. Jones

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **NANCY K. JONES**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the **ATTORNEY-IN-FACT FOR J. B. JONES**, the bargainor, and is authorized by the Grantor to execute this instrument on behalf of Grantor and who further acknowledged that she executed the within instrument for the purposes therein contained as the free act and deed of the said Grantor.

WITNESS my hand, at office, this 30th day of July, 2007.

Notary Public

My Commission Expires: _____

SHELLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

321950.1/200739

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **NANCY K. JONES**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of July, 2007.

Notary Public

My Commission Expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010