WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $89,600.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 27TH DAY OF JULY, 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMMISSION EXPIRES JULY 19, 2008

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 07-02313 MILAM NMA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Leigh A. Milam	Same	161-01-0A-030.00 CO
5326 Edmondson Pike #6		
Nashville, TN 37211		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

BOBBY DERRICK JONES, AND WIFE, KRISTIN JONES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

LEIGH A. MILAM, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 5326 Edmondson Pike #6, 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 Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 Our hand on the 27th day of July, 2007.

Bobby Derrick Jones

Kristin Jones

Davidson County DEEDWARR
Recvd: 08/03/07 07:42 2 pgs
Fees:13.00 Taxes:331.52
20070803-0092261

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, BOBBY DERRICK JONES AND KRISTIN 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 27th day of July, 2007.

Notary Public

My Commission Expires:

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMMISSION EXPIRES JULY 19, 2008

EXHIBIT A - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 5326 - #6 OF DANBURY CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME, CREATED UNDER TITLE 66, SE CTION 27-101, ET SEQ. AS AMENDED TENNESSEE CODE ANNOTATED AND AS ESTABLISHED BY A MASTER DEED, OF RECORD IN BOOK 6612, PAGE 75, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAT OF DANBURY CONDOMINIUMS, AS OF RECORD IN BOOK 6612, PAGE 122, SAID REGISTER'S OFFICE, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM JULIE KAY JONES TO BOBBY DERRICK JONES AS RECORDED ON THE 6TH DAY OF JULY, 2007 IN INSTRUMENT NO. 20070706-0080836 AND WARRANTY DEED FROM ROBYN KAY LEDBETTER, AN UNMARRIED WOMAN TO BOBBY DERRICK JONES AND WIFE, JULIE K. JONES AS RECORDED ON THE 25TH DAY OF APRIL, 2001 IN INSTRUMENT NO. 20010425-0040794, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Kristin Jones, wife of Bobby Derrick Jones, joins in the execution of this instrument to convey her marital rights, if any, in subject property.

THIS conveyance is subject to any and all zoning regulation, building restriction, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.