PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 08/10/07 14:50 3 pgs
Fees:18.00 Taxes:96.20

20070810-0096184

WARRANTY DEED

THIS INDENTURE is made and entered into this 7th day of July, 2007, by and between CHARLES F. BIRK and THELMA F. BIRK, HUSBAND AND WIFE, hereinafter called Grantors, and TO-LYSA JONES, UNMARRIED, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, CHARLES F. BIRK and THELMA F. BIRK, HUSBAND AND WIFE, as Grantors, do hereby bargain, sell, transfer and convey unto TO-LYSA JONES, UNMARRIED, hereinafter referred to as Grantee, her successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is unimproved property known as 3657 ALESSIO ROAD, WHITES CREEK, TENNESSEE 37189.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, her successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind, themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, her successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hands and seals of the Grantors on this the day and year first above written.

SELLER:

Charles F. Birk
CHARLES F. BIRK
Signature of Seller

Thelma F (R) Birk
THELMA F. BIRK
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, CHARLES F. BIRK and THELMA F. BIRK, HUSBAND AND WIFE, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Madison, Tennessee, **this** 24 **day of July, 2007.**

Denise C. Allis
Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Name and Address of Property Owner:

TO-LYSA JONES
1501 Woodland Pointe Dr. #1004
Nashville, TN 37214

Property Address:

3657 ALESSIO ROAD, WHITES CREEK, TENNESSEE 37189

Person Responsible for Taxes:

To-Lysa Jones
SAME

Map & Parcel #: MAP 38, PARCEL 137

AFFIDAVIT OF VALUE

STATE OF TENNESSEE :
COUNTY OF Davidson **:**

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$26000** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

To-Lysa Jones
Affiant

Sworn to and subscribed before me, a Notary Public, this 24 day of **July, 2007.**

Denise C. Allis
Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 07-8030

EXHIBIT 'A'

Being Tract No. 3 of Durocher Subdivision No. 2 as follows:

Beginning at a point on the south side of Alessio Road at a corner common to Tract 3 & 4 of Durocher Subdivision No. 2; thence along the south side of said road North 68 degrees 36 minutes East 186.47 feet to an iron pin set at a corner of Tract No. 2 of said subdivision; thence South 19 degrees 50 minutes East 567.94 feet to an iron pin set at the southeast corner of Tract No. 3 and the southwest corner of Tract No. 2; thence South 41 degrees 44 minutes 27 seconds West 205.57 feet to an iron pin set at the southwest corner of Tract 3 and the southeast corner of Tract No. 4; thence North 20 degrees 22 minutes 00 seconds West 660.93 feet to the point of beginning, containing 2.597 acres, more or less. Subject realty is shown as Map and Parcel No. 38-137 on the Tax Map for Davidson County, Tennessee. This description is taken from deed of record in Book 6014, Page 410, in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to CHARLES F. BIRK and THELMA F. BIRK, HUSBAND AND WIFE, by Deed of Realty from Clebert M. Hiles and wife, Joanna D. Hiles, of record in Book 9627, page 109, Register's Office for DAVIDSON, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2007 and subsequent years, A LIEN, not yet due and payable (MAP 38, PARCEL 137).
2. Application for Greenbelt Assessment - Agricultural of record in Book 9630, page 433, Register's Office for Davidson County, Tennessee.