WARRANTY DEED

B-ES-07-3400

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

Subscribed and sworn to before me, this 21st DAY OF August 2007.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen H. Dorff		
3400 Springbrook Drive (ADDRESS)	(NAME) New Owners (ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	118-10-126

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we RONALD JONES (MARRIED), hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto STEPHEN H. DORFF, AN UMARRIED MAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 67 ON THE PLAN OF PLEASANT VALLEY OF RECORD IN BOOK 1424, PAGE 63 REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 67 FRONTS 86.0 FEET ON THE SOUTHERLY MARGIN OF SPRINGBROOK DRIVE FORMERLY KNOWN AS GREENVALE DRIVE AND EXTENDS BACK 225.2 FEET ON THE WESTERLY LINE AND 233.5 FEET ON THE EASTERLY LINE TO A DEAD LINE IN THE REAR MEASURING 24.8 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO RONALD JONES BY WARRANTY DEED FROM ANGELA J. NELSON, MARRIED AND BRADFORD A. NELSON, RECORDED ON THE 4TH DAY OF AUGUST, 2006 IN INSTRUMENT NO. 20060804-0095467, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS PROPERTY IS NOT THE PRIMARY OR MARITAL RESIDENCE OF SAID GRANTOR.

THIS CONVEYANCE IS SUBJECT TO A) 2007 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 1424, PAGE 63, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 3400 Springbrook Drive, Nashville, Tennessee 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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; and we do covenant with the said GRANTEE(S) 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

Davidson County DEEDWARR
Recvd: 08/29/07 11:55 2 pgs
Fees:13.00 Taxes:1554.00
20070829-0103680

Witness my/our hand(s) this 21st day of August, 2007.

Ronald Jones

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ronald Jones, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of August, 2007.

Notary Public

My Commission Expires: 11/22/08

(SEAL) STATE OF TENNESSEE NOTARY PUBLIC ADAM LAFEVOR DAVIDSON COUNTY, TN

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903