WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/23/07 11:12 2 pgs
Fees:13.00 Taxes:660.45

20071023-0125287

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 178,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of October, 2007

Notary Public: 3-11-09

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DANA P. MASON NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 7000 EXECUTIVE CENTER DR., BRENTWOOD, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBER
Joseph Z. Jones	New owner	Parcel ID:
4969 Darlington Dr.		14709007900
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Cynthia L. Popplewell, an unmarried woman

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Joseph Z. Jones, an unmarried man

hereinafter called the GRANTEES, their heirs and assigns, a 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. 36, on the Plan of Section One, Caldwell County Estates, as of record in Plat Book 2663, Pages 68 and 69, Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Cynthia L. Popplewell by deed from Stacee Kay Martin, of record in Instrument 20000327-0030737, dated March 22, 2000 and recorded March 27, 2000 said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 2802, Page 369; Book 3032, Page 6, Register's Office for said County.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 2663, Pages 68 & 69, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 4969 Darlington Dr., 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness my hand this 19th day of October, 2007.

Cynthia L. Popplewell

STATE OF Colorado
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cynthia L. Popplewell, 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 at Lakewood, Colorado, this 19th day of October, 2007.

My Commission Expires: 02/02/2010

Notary Public

My Commission Expires: _____

BONNY L. GRIFFITH NOTARY PUBLIC STATE OF COLORADO