Please Return To:

Bluegrass Title & Escrow, Inc
625 East Main Street
Hendersonville, TN 37075

THIS INSTRUMENT PREPARED BY:
Bluegrass Title & Escrow, Inc.
625 East Main Street
Hendersonville, TN 37075

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
JAMES L GILBERT 7788 Strawberry Hill Rd Goodlettsville, TN 37072	SAME	009-00-00-38.00 009-00-00-89.00

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, William K Jones, Jr. and wife, Alanda Sue Jones, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto James L Gilbert and wife, Judith B Gilbert, hereinafter called the Grantees, their heirs and assigns, that certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract 1:
Land located in Davidson County, Tennessee, described as follows to-wit:

Land in the First Councilmatic District of Davidson County, Tennessee, described according to a survey by Southern Land & Associates, Inc., dated 09/02/78 and described as follows: Beginning at an iron spike in the center culvert on the northerly margin of Wilkinson Road; thence along said margin North 59 degrees 40 minutes West 245.83 feet to an iron spike; thence North 68 degrees 39 minutes 54 seconds East 548.50 feet to an iron pin; thence South 9 degrees 44 minutes West 288.54 feet to an iron pin; thence North 87 degrees 17 minutes West 233.82 feet to a point in branch; thence South 18 degrees 01 minutes West 53.00 feet to the point of beginning, containing 1.871 acres, more or less.

Being the same property conveyed to William K. Jones and Alanda S. Jones by Warranty Deed from Carson C. Driver, Jr. and wife, Doris B. Driver, Jack Daryl Driver and wife, Carolyn M. Driver, and Celia Driver Ellis and husband, Curtis Ellis, and Kenneth Driver, Trustee, dated 09/22/78 and recorded in Book 5410, Page 481, said Register's Office.

Tract 2:
Land located in the 14th Civil District of Davidson County, Tennessee, described as follows to-wit:

Beginning at an iron pin in the center of Strawberry Hill Road, 1,036 feet northerly from the center line of Wilkinson Road, the same being the southeasterly corner of the property heretofore conveyed to William K. Jones and wife, by Deed from Philip A. Whited and wife, of record in Book 4165, Page 932, Register's Office for said County; thence North 33 degrees 33 minutes West 320 feet to a point in a branch; thence with said branch South 34 degrees 22 minutes West 275.4 feet; South 56 degrees 10 minutes West 197 feet; South 73 degrees 50 minutes West 100 feet; thence leaving said branch North 52 degrees 40 minutes West 52 feet to a white oak tree; thence North 89 degrees 30 minutes West 230 feet to an iron pin in the center of Sulphur Branch; thence South 23 degrees 30 minutes West 53 feet to the center of Wilkinson Road; thence with the center of said road South 59 degrees East 86.7 feet; South 29 degrees 15 minutes East 80.5 feet; South 6 degrees 15 minutes East 167.7 feet; thence leaving said Wilkinson Road and with the center line of Strawberry Hill Road, South 43 degrees East 186 feet; South 76 degrees East 101 feet; North 68 degrees East 154.9 feet; North 33 degrees 30 minutes East 169.1 feet; North 26 degrees East 197.8 feet; North 42 degrees East 197.2 feet, more or less, to the point of beginning.

Davidson County DEEDWARR
Recvd: 11/09/07 10:05 2 pgs
Fees:13.00 Taxes:1128.50
20071109-0132326

Being the same property conveyed to William K. Jones, Jr. and wife, Alanda Sue Jones, by Warranty Deed from William K. Jones and wife, Bonnie Jones, dated 01/30/76 and recorded in Book 4993, Page 757, said Register's Office.

This is improved property known as: 7615 Wilkinson Road, Joelton, Tennessee 37080 and 0 Wilkinson Road, Joelton, Tennessee 37080.

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. Whenever 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 hands this 7th day of November, 2007

WILLIAM K JONES, JR.

ALANDA SUE JONES

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William K Jones, Jr. and wife, Alanda Sue Jones, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and seal, this 7th day of November, 2007.

NOTARY PUBLIC

E. KEITH BELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 02/10/10

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $305,000.00.

Affiant

Subscribed and sworn to before me this 7TH day of November, 2007.

NOTARY PUBLIC

E. KEITH BELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 02/10/10