WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/20/08 08:28 3 pgs
Fees:18.00 Taxes:290.45
20080220-0016310

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$78,500.00.**

Affiant

Subscribed and sworn to before me this 12 day of February, 2008

Notary Public
My Commission expires: 5/23/11
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Mark Hamilton	SAME	043-06-0-077.00
8326 Carriage Hills Drive		
Brentwood, TN 37027		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Rubin Jones and wife, Sharon Jones, f/k/a Sharon M. Ramsey**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Mark Hamilton**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being part of Lot No. 14 on the plan of Anderson Estates, of record in Book 1130, page 37, Register's Office for Davidson County, Tennessee, and being identified as Lot No. 55 on the Revised Plan of said Subdivision, not of record, described as follows:

BEGINNING on the easterly margin of May Drive, 130 feet north of the northerly margin of Roosevelt Drive; thence eastwardly 174 feet along the northerly line of property conveyed by an instrument of record in Book 2300, page 463, said Register's Office to the westerly line of Lots Nos. 40 and 414. northwardly 120 feet; thence westwardly 174 feet to the easterly margin of May Drive; thence with said Drive, 120 feet to the beginning.

Being the same property conveyed to Sharon M. Ramsey, by deed from Patricia Ann Grace, unmarried, on December 12, 1995, of record in Book 9899, page 314, Register's Office for Davidson County, Tennessee.

***The said Sharon M. Ramsey now known as Sharon Jones.**

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 1130, page 37, Register's Office Davidson County, Tennessee.
- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

This is improved property known as: **304 May Drive, Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 hands this February 12, 2008.

Rubin Jones

Sharon Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Rubin Jones and wife, Sharon Jones (f/k/a Sharon M. Ramsey)** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 12, 2008

My commission expires 8/23/11

Notary Public



I, Liz Maison, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Liz Maison
Signature

State of TN
County of Davidson

Personally appeared before me, Daphne M Davis, a notary public for this county and state, Liz Maison, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Daphne M. Davis
Notary's Signature

DAPHNE M. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires:
11-14-2009

(Seal)