Davidson County DEEDWARR
Recvd: 04/25/08 14:34 2 pgs
Fees:13.00 Taxes:708.35
20080425-0042530

THIS INSTRUMENT WAS PREPARED BY:
ROBERT O. BINKLEY
ATTORNEY AT LAW
P.O. BOX 2695
LEWISBURG, TN 37091

For Information Only:

PARCEL: 146 11 0 036.00
Davidson County Assessor of Property

WARRANTY DEED FROM: **DONALD HENDERSON AND HAROLD DANIELS**

TO: **MATTHEW JONES**

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, receipt of which is hereby acknowledged, and for other good and valuable considerations, we, the undersigned, **DONALD HENDERSON AND HAROLD DANIELS**, have this day bargained and sold and do hereby sell, transfer and convey unto **MATTHEW JONES**, his heirs and assigns, in fee simple forever, all our right, title, interest and estate in and to the following described realty:

Land in Davidson County, Tennessee, being Lot No. 63, on the Map of Section One Revised, Crieve Hall Estates, as of record in Plat book 1835, page 122, 123, and 124, Register's Office of Marshall County, Tennessee.

Being the same property conveyed to Donald Henderson and Harold Daniels by Warranty Deed from Jennifer Gayle Bates, dated August 10, 2006, recorded August 14, 2006, of record in Instrument Number 200608140099539, Register's Office for Davidson County, Tennessee.

Grantees shall take possession of the realty with delivery of this deed. The 2008 real estate taxes shall be prorated as of the date of this instrument.

This conveyance is subject to the following:

1. Any existing easement for roads, rights of way or utilities which may affect the property.

2. All matters, expressed or implied, noted on the Map of Section One Revised, Crieve Hall Estates, of record in Plat Book 1835, page 122, 123 and 124, Register's Office, Davidson County, Tennessee.

Neither of the Grantors, their spouses nor any dependents occupy the herein described property as a principal place of residence.

TO HAVE AND TO HOLD unto the said GRANTEE, his heirs and assigns, in fee simple forever.

The GRANTORS covenant that they are lawfully seized and possessed of the granted realty and have a good and lawful right to sell and convey the same; that said property is not encumbered except as herein stated; and that the GRANTORS will forever warrant and defend the title hereto unto the said GRANTEE, his heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS our hands this 12th day of April, 2008.

Donald T. Henderson
DONALD HENDERSON

Harold Daniels
HAROLD DANIELS

STATE OF TENNESSEE
COUNTY OF Marshall

Personally appeared before me, a Notary Public in and for the County and State aforesaid, DONALD HENDERSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of April, 2008.

Susan R. Lane
NOTARY PUBLIC My Commission expires 11-30-2011.

SUSAN R. LANE STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY

STATE OF TENNESSEE
COUNTY OF Tennessee

Personally appeared before me, a Notary Public in and for the County and State aforesaid, HAROLD DANIELS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of April, 2008.

Susan R. Lane
NOTARY PUBLIC My Commission expires 11-30-2011.

SUSAN R. LANE STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY

STATE OF TENNESSEE
COUNTY OF MARSHALL

The undersigned makes oath that the actual value or consideration of this transfer is $ 191,446.59.

Edward Webb

Sworn to and subscribed before me this 12th day of April, 2008.

Lisa P. Copeland
NOTARY PUBLIC My Commission expires 1-31-09.

LISA P. COPELAND STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY

NAME AND ADDRESS OF OWNERS AND PERSONS RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:

Matthew Jones

5037 Dovecote Dr.

Nashville, TN 37220