PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:(__gj__) Title No: 49281
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 05/01/08 13:15 2 pgs
Fees:13.00 Taxes:851.00
20080501-0044530

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Susan G. Jones 104 Carriage Court Brentwood, Tennessee 37027	SAME

TAX MAP-PARCEL NUMBERS: 171030A21000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$230,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mary Ann Stuart-Durham ,married,** formerly known as Mary Ann Jernigan, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Susan G. Jones** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit NO. 3 on the Plan of Phase Two, Section Five, Townhomes of Fredericksburg of record in Book 9700, page 578, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Mary Ann Jernigan by Warranty Deed from Jenny F. Barber, married, dated September 30, 2002 and recorded on October 10, 2002 of record in Doc. No. 20021010-0124386, Register's Office for Davidson County, Tennessee. Mary Ann Jernigan is now known as Mary Ann Stuart-Durham.

Robert Durham spouse of Mary Ann Stuart-Durham joining in this conveyance for the sole purpose of conveying any and all marital interest in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 9700, Page 478, said Register's Office, to which plan reference is hereby made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Book 10774, page 945, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 104 Carriage Court, Brentwood, Tennessee 37027

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of April, 2008.

Mary Ann Stuart-Durham Robert Durham

State of TENNESSEE
County of DAVIDSON

On this 30th day of April, 2008 , before me the undersigned authority, personally appeared Mary Ann Stuart-Durham and Robert Durham, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: My Commission Expires May 2, 2011

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $230,000.00

Affiant

Sworn and subscribed before me this the 30th day of April, 2008

My Commission Expires: My Commission Expires May 2, 2011

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public