Davidson County DEEDWARR
Recvd: 06/05/08 14:49 2 pgs
Fees:13.00 Taxes:1705.70

20080605-0058064

This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
106 Mission Court, Suite 1002
Franklin, TN 37067
2008050028

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, is $461,000.00

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

Sworn to and subscribed before me this 29th day of May, 2008.

Affiant

Notary Public

Address of New Owner:

Woodford Place Group, LLC
2737 Larmon Avenue
Nashville, TN 37204

Send Tax Bills to:

SAME

Map-Parcel Numbers:

118-07-002000

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Timothy W. Jones and wife, Alisa G. Jones**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Woodford Place Group, LLC**, a Tennessee limited liability company, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 60, on the Plan of Berrywood Subdivision, as shown by plat appearing of record in Book 1835, Page 24, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof. Description is the same as the previos deed of record.

Being the same property conveyed to Timothy W. Jones and wife, Alisa G. Jones by Warranty Deed from SunTrust Bank, a Georgia Corporation (Formerly Suntrust Bank Nashville, N.A.), Trustee, dated January 2, 2002 of record in Instrument No. 20020116-0006366, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: All matters on the plan of record in Book 1835, Page 24; Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

This is improved property known as **2737 Larmon Avenue, Nashville, TN 37204.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand, this 29th day of May, 2008.

Timothy W. Jones

Alisa G. Jones

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Timothy W. Jones and Alisa G. Jones, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of May, 2008.

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires September 6, 2011