Davidson County DEEDWARR
Recvd: 07/10/08 11:19 2 pgs
Fees:13.00 Taxes:277.50

20080710-0070921

Prepared by:
Realty Title & Escrow Company, Inc.
913 Conference Drive, Suite 101
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $75,000.00

Affiant

Subscribed and sworn to before me, this 8th day of July, 2008.

Notary Public
My commission expires: 05/31/2011

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

08-0806-91255

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Mark Sagers	Mark Sagers	55-11.00
4364 Bull Run Rd	4394 Bull Run Rd	
Ashland City TN 37015	Ashland City TN 37015	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Mary Frances Jones, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Mark Sagers, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being parts of lots Nos. 6 and 7, on the Map of Processioning Survey of Mrs. W. L. Thompson's Subdivision of the Elizabeth Curtis Estate, of record in Book 332, Page 14, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Beginning in the center of Bull Run Road at the southwest corner of the property conveyed to Thomas T. Lovery and wife, by deed from W. Cocil Burleson and wife, of record in Book 1427, Page 375; thence with said Lowery's western boundary line, north 11-½° west 400 feet; thence south 65° west 790 feet; thence south 11-½° east 400 feet to the center of Bull Run Road; thence with the center of same, north 65° east 790 feet to the beginning.

For informational purposes only: prior deed references subject property to contain 7 acres.

INCLUDED WITHIN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is that portion of the above described property conveyed to Clark Jones and wife, Tammy Lynn Jones, by deed of record in Book 9493, Page 827, said Register's Office.

Being part of the same property conveyed to Charles R. Jones and wife, Mary Frances Jones by deed from John B. Hendricks and wife, Katherine Hendricks, dated October 18, 1971, recorded October 22, 1971, of record in Book 4517, Page 313, Register's Office for Davidson County, Tennessee. The said Charles R. Jones having since died.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4364 Bull Run Rd, Ashland City, TN 37015

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

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 my hand this 8th day of July, 2008.

Mary Frances Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mary Frances Jones and , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Goodlettsville, TN, this 8th day of July, 2008.

Karen McCalla

State of Tennessee at Large

My Commission expires: 05/31/2011

