WARRANTY DEED

JANET S. DAVIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 116,000.00

Marla Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11th day of September, 2008

Janet S. Davis
Notary Public:

MY COMMISSION EXPIRES: 5-8-2012
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 7000 Executive Center Dr., Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Tyson Sayles	Wells Fargo Bank, N.A.	Parcel ID:
3506 Hewlett Dr.	2600 Lake Lucien Dr., #312	13306013200
Nashville, TN 37211	Maitland, FL 32751	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Mary H. Jones, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Tyson Sayles a/k/a John Tyson Sayles and wife, Dana A. Sayles

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Situated in Davidson County, Tennessee, being Lot No. 4, on the Plan of Patterson Gardens, Section II, of record in Plat Book 2330, Page 42, Register's Office for said County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 4 front 78.7 feet on the north side of Hewlett Drive and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Marion W. Jones and wife,m Mary H. Jones by deed from Ernest C. Perry and wife, Helen Hayes Perry, of record in Book 2640, Page 140, dated March 4, 1957 and recorded March 7, 1957 said Register's Office. The said Marion W. Jones now being deceased. Durable Power of Attorney is recorded in Instrument 20070220-0021153 for Philip W. Jones to sign for Mary Holley Jones.

This conveyance is subject to Restrictive Covenants of record in Book 2445, Page 573, Register's Office for said County.

This conveyance is made subject to: (1) 2008 taxes, which have been prorated and will be paid by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2330, Page 42, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3506 Hewlett Dr., Nashville, TN 37211

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 11th day of September, 2008.

Mary H. Jones by PWJ
Mary H. Jones by Philip W. Jones,
Attorney-in-Fact

Davidson County - DEEDWARR
Recvd: 09/22/08 11:01 2 pgs
Fees:13.00 Taxes:429.20
20080922-0096249

STATE OF Texas
COUNTY OF Harris

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Philip W. Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Mary H. Jones as her Attorney in Fact as the free act and deed of the within named Mary H. Jones.

Witness my hand and official seal at 13188 Gulf Fwy Houston, TX 77034 the 11th day of September, 2008.

My Commission Expires: 2-28-11

Notary Public

NICOLE ARCHIBALD
Notary Public
STATE OF TEXAS
My Comm. Exp. 02-28-11