WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 28,561.99

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2008

_____
Notary Public

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Philip S. Segraves	NEW OWNER	Parcel ID:
5408 Reagan Run		13305003600
Antioch, TN 37013		

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

Nancy Roark and Joyce Renee Hussey and Nathan Bradley Jones and John Robert Jones

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

Philip S. Segraves, married

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:

Land in Davidson County, Tennessee, being Lot No. 366 on the Plan of Sunrise Heights Addition, as of record in Book 421, Page 46, Register's Office for Davidson County, Tennessee.

Said Lot No. 366 fronts 50 feet on the southerly side of Veritas Street and runs back between parallel lines 150 feet to a dead line in the rear.

BEING the same property conveyed to Robert O. Jones and Nancy Roark by Quitclaim Deed from Orvil J. Jones, of record in Instrument 20020703-0080184, dated July 2, 2002, Register's Office for said County. The said Robert O. Jones now being deceased. Robert O. Jones died intestate on August 14, 2005 leaving as sole heirs the Grantors herein. #20081001009970 0

This conveyance is made subject to: (1) 2008 taxes, which have been assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 421, Page 46, 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 531 Veritas Street, 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.

Davidson County DEEDWARR
Recvd: 10/01/08 13:09 2 pgs
Fees:13.00 Taxes:105.68
20081001-0099701

Witness our hands this 30th day of September, 2008.

Nancy Roark

Joyce Renee Hussey

Nathan Bradley Jones

John Robert Jones by Joyce Renee Hussey

John Robert Jones
By: Joyce Renee Hussey aka Joyce H. Jones, as Guardian

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nancy Roark, Joyce Renee Hussey, Nathan Bradley Jones, and Joyce Renee Hussey as Guardian for John Robert Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of September, 2008.

My Commission Expires: 3/7/11

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.