Davidson County DEEDWARR
Recvd: 12/09/08 10:26 2 pgs
Fees:13.00 Taxes:403.30

20081209-0118731

Prepared By & Return To:
Infinity Title, LLC
402 BNA Drive, Suite 401
Nashville, TN 37217
08-1126

Return to: Realty Title & Escrow
808 N. Mt. Juliet Rd
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 109,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of December, 2008.

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

Commission Expiration:

ADDRESS OF NEW OWNER:
Benjamin W. Jones
313 Lakebrink Dr.
Nashville, TN 37214

SEND TAX BILLS TO:
F&M Bank
100 Bluegrass Commons #100
Hendersonville, TN 37075

MAP-PARCEL:
096 160A 00700CO

WARRANTY DEED

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,

Charles Dale

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Benjamin W. Jones, unmarried

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:

Being Lot No. 7, on the plan of Phase One, Section One, Larchwood Planned Unit Development, as shown on plat of record in Plat Book 6200, Page 51, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Charles Dale from Toney Brasuell, Co-Trustee for Home Financial Group, LLC, dated 06/04/2008 and filed for record on 06/10/2008 in instrument No. 20080610-0059800, in the Register's Office for Davidson County Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307, or other similar statute.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: **313 Lakebrink Dr. Nashville, TN 37214**

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 8th day of December, 2008.

Charles Dale

Joy Dale

Joy Dale joins in this Warranty Deed for the sole purpose of waiving any interest he / she may have in said property by virtue of marriage, but does not join in any of the covenants and warranties included in this Warranty Deed.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Charles Dale and Joy Dale**, 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 for the purposes therein contained.

Witness my hand and official seal at Davidson County, Tennessee this 8th day of December, 2008.

Notary Public

Commission Expiration: 6-26-11

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Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds