Davidson County DEEDWARR
Recvd: 12/22/08 12:41 3 pgs
Fees:18.00 Taxes:603.10
20081222-0121876

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Kimberly R. Brent 1917 Graceland Drive Goodlettsville, TN 37072	First American Real Estate Tax Service Escrow Bill Receipt Dept. 8435 North Stemmons Freeway Dallas, TX 75247	Map 7-14 Parcel 24

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, CYNTHIA A. BARKER, individually an as Executrix of the Estate of Norma G. Jones, deceased, DWAYNE BRIAN JONES, JEREMY ANDREW CROSLIN, DUSTIN MITCHELL CROSLIN and RANDALL ASHLEY JONES, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto KIMBERLY R. BRENT, an unmarried woman, hereinafter referred to as 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 the 10th Civil District of Davidson County, Tennessee, being Lot No. 75 on the Plan of Grizzard Manor, Section Four, of record in Book 4675, page 156, Register's Office for said County, to which reference is hereby made for a more particular description thereof.
>
> BEING the same property conveyed to Luther L. Jones and wife, Norma G. Jones, by deed from Goodlettsville Development Co., Inc. of record in Book 5146, page 709, Register's Office for Davidson County, Tennessee. And, the said Luther L. Jones died September 4, 1998, at which time the said property became vested in his surviving spouse, Norma G. Jones, in fee simple. And, the said Norma G. Jones died, testate, on February 19, 2008 at the age of 72 years. Under the terms and provisions of the Last Will and Testament of Norma G. Jones, filed for probate on March 7, 2008, in the Probate Court for Davidson County, Tennessee, under Docket Number 08P-416, the said real property is now vested in Cynthia A. Barker, Dwayne Brian Jones, Jeremy Andrew Croslin, Dustin Mitchell Croslin and Randall Ashley Jones.
>
> The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.
>
> The current mailing address for said property is 1917 Graceland Drive, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

And we, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2008, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the Escrow Closing Attorney, at closing.

2. Subject to Restrictive Covenants contained in an instrument of record in Book 4872, page 893, said Register's Office.

3. Subject to any and all matters as shown on the Plan of Record in Book 4675, page 156, said Register's Office.

4. Subject to Agreement for Dedication of Easement for Sanitary Pumps/Service Lines, Ingress/Egress Purposes and Appurtenances of record in Instrument No. 20021028-0131687, said Register's Office.

And, we, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

CYNTHIA A. BARKER executes this Warranty Deed as Attorney-in-Fact for DWAYNE BRIAN JONES, under a Power of Attorney of record in Instrument Number 20081222-0121872 Register's Office for Davidson County, Tennessee.

CYNTHIA A. BARKER executes this Warranty Deed as Attorney-in-Fact for JEREMY ANDREW CROSLIN, under a Power of Attorney of record in Instrument Number 20081222-0121874 Register's Office for Davidson County, Tennessee.

CYNTHIA A. BARKER executes this Warranty Deed as Attorney-in-Fact for DUSTIN MITCHELL CROSLIN, under a Power of Attorney of record in Instrument Number 20081222-0121873 Register's Office for Davidson County, Tennessee.

CYNTHIA A. BARKER executes this Warranty Deed as Attorney-in-Fact for RANDALL ASHLEY JONES, under a Power of Attorney of record in Instrument Number 20081222-0121875 Register's Office for Davidson County, Tennessee.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

Cynthia A Barker IND & EX
CYNTHIA A. BARKER, individually and as Executrix of the Estate of Norma G. Jones

Dwayne Brian Jones
Cynthia A Barker ATTY-IN-FACT
DWAYNE BRIAN JONES
By: Cynthia A. Barker, Attorney In Fact

"GRANTEE"

Kimberly R. Brent
KIMBERLY R. BRENT, an unmarried woman

Jeremy Andrew Croslin
Cynthia A Barker ATTY-IN-FACT
JEREMY ANDREW CROSLIN
By: Cynthia A. Barker, Attorney In Fact

Dustin Mitchell Croslin
Cynthia A Barker ATTY-IN-FACT
DUSTIN MITCHELL CROSLIN
By: Cynthia A. Barker, Attorney In Fact

Randall Ashley Jones
Cynthia A Barker ATTY-IN-FACT
RANDALL ASHLEY JONES
By: Cynthia A. Barker, Attorney In Fact

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CYNTHIA A. BARKER, individually and as Executrix of the Estate of Norma G. Jones, and KIMBERLY R. BRENT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 18th day of December, 2008.

PATSY C. DAVISON NOTARY PUBLIC MY COMM. EXP. DECEMBER 2, 2009 STATE OF TENNESSEE

Patsy C. Davison
NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON

On this the 18th day of December, 2008, before me, personally appeared CYNTHIA A. BARKER, to me known to be the person who executed the foregoing instrument on behalf of DWAYNE BRIAN JONES, JEREMY ANDREW CROSLIN, DUSTIN MITCHELL CROSLIN and RANDALL ASHLEY JONES and acknowledged that she executed the same as the free act and deed of the said DWAYNE BRIAN JONES, JEREMY ANDREW CROSLIN, DUSTIN MITCHELL CROSLIN and RANDALL ASHLEY JONES.

WITNESS my hand, at office, this the 18th day of December, 2008.

PATSY C. DAVISON NOTARY PUBLIC MY COMM. EXP. DECEMBER 2, 2009 STATE OF TENNESSEE

Patsy C. Davison
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $163,000.00.

Kimberly R Brent
Affiant

Sworn to and subscribed before me, this the 18th day of December, 2008.

PATSY C. DAVISON NOTARY PUBLIC MY COMM. EXP. DECEMBER 2, 2009 STATE OF TENNESSEE

Patsy C. Davison
NOTARY PUBLIC