WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF FEBRUARY, 2009.

Notary Public

MY COMMISSION EXPIRES: November 14, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Suite 202, Franklin, TN 37067

AFTER RECORDING RETURN TO:
Advantage Title & Escrow, 2000 Mallory Lane, Ste 130, Box 523, Franklin, TN 37067 18b

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael A. Jones	NEW OWNER	05114007200
(NAME)	(NAME)	
868 Meadow Ridge		
(ADDRESS)	(ADDRESS)	
Cincinnati, OH 45245		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Juanita Howard, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael A. 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. 4A on the Plan of Zone Lot Division of Lots No. 1 through 5, Kinsington Chase Subdivision as drawn by Dale and Associates, dated October 1984, of record in Book 6200, Page 229, Register's Office for Davidson County, Tennessee and more particularly described as follows:

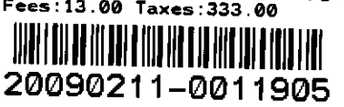
Beginning at a point in the right-of-way of Kinsington Drive, said point being the Southeast corner of said lot; thence, running along said right-of-way North 84 degrees 32 minutes 21 seconds West a distance of 50 feet; thence, North 5 degrees, 27 minutes, 39 seconds East a distance of 101.58 feet to a point; thence South 83 degrees 45 minutes 14 seconds East a distance of 50 feet to a point; thence, South 5 degrees 27 minutes, 39 seconds West a distance of 100.89 feet to the point of beginning.

Being the same property conveyed to Harold N. Howard and wife, Juanita Howard, by Warranty Deed dated 8/23/84 from The Kinsington Group, Inc., as of record in Book 6376, Page 545 and corrected in Book 6492, Page 886, Register's Office for Davidson County, Tennessee. The said Harold N. Howard a/k/a Harold Neilon Howard having since died on April 2, 2004.

This instrument is executed on behalf of Juanita Howard a/k/a Juanita C. Howard by Teresa Lynn Heflin as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument Number 20090123-0006237, in the Register's Office for Davidson County, Tennessee. The said Juanita Howard and Juanita C. Howard are one and the same person.

This conveyance is subject to any and all existing restrictions and easements of record.

Davidson County DEEDWARR
Recvd: 02/11/09 12:20 2 pgs
Fees:13.00 Taxes:333.00



20090211-0011905

unimproved ☐
This is improved ☒ property, known as 814 Kinsington Dr., Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 6th day of February, 2009.

Juanita Howard by Teresa Lynn Heflin as her Attorney-In-Fact

Juanita Howard
By Teresa Lynn Heflin As Her Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 6th day of February, 2008, before me personally appeared Teresa Lynn Heflin, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and the person who executed the foregoing instrument on behalf of Juanita Howard, and acknowledged that she executed the same as the free act and deed of the said Juanita Howard, through Power of Attorney granted Teresa Lynn Heflin by the said Juanita Howard.

Witness my hand and official seal at Franklin, Tennessee this 6th day of February, 2009.

Commission expires: November 14, 2009

Notary Public

Tabitha N. Cathcart
STATE OF TENNESSEE NOTARY PUBLIC