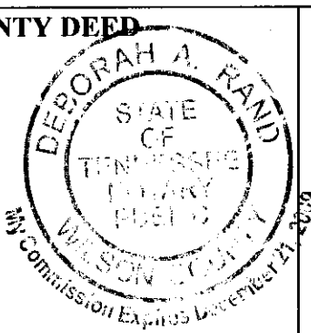
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

Brenda Shelby
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF FEBRUARY, 2009.

Deborah A. Rand
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, One Burton Hills Blvd., Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan Scott Jones	Countrywide Bank, FSB	105-13-00-75.00
(NAME)	(NAME)	
1400 Linden Avenue	801 Crescent Centre Drive, #510	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 02/20/09 15:22 2 pgs
Fees:13.00 Taxes:1517.00

20090220-0015237

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, J. Ronald Mills, Executor of the Estate of John W. Hager, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ryan Scott Jones and wife, Angela Childress Jones, 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 the easterly one-half (1/2) of Lot No. 46 on the plan of Belmont Land Company's Plan called Belmont Heights, of record in Book 421, page 34, Register's Office for said County.

Said part of said Lot No. 46 fronts 50 feet on the northerly margin of Linden Avenue and extends back between parallel lines 169 feet to an alley.

Being ~~part of~~ the same property conveyed to James H. Hager by deed from Othal Smith, Jr. and wife, Maureen H. Smith, (the Smiths) and Pat Hamm and wife, Martha M. Hamm, (the Hamms) collectively of record in Book 6248, page 296, dated March 12, 1984, Register's Office for Davidson County, Tennessee; the said James H. Hager having died testate on May 1, 2008 leaving the subject property to his surviving brother, John W. Hager; the said John W. Hager having died testate on January 9, 2009 and his will having provided specific instructions for the subject property to be sold by the executor and the proceeds thereof to be placed in a testamentary trust for the benefit of his surviving daughters. Last Will and Testament of James H. Hager (Docket No. 08P-856) and Last Will and Testament of John W. Hager (Docket No. 09P-72) are filed in the Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to: 2009 county taxes, a lien but not yet due and payable and all matters as shown on the Plan of record in Book 421, page 34, said Register's Office.

This is improved X property, known as 1400 Linden Avenue., Nashville, TN 37212
(unimproved)
(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 13th day of February, 2009.

J. Ronald Mills, Executor of the Estate of John W. Hager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared J. Ronald Mills, Executor of the Estate of John W. Hager, 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 [illegible], this 15th day of February, 2009.

PAUL F. SOPER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 29 2009

Notary Public

My Commission Expires: