WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090033367 DEEDWARR
Recvd: 05/20/09 13:48 3 pgs
Fees: 18.00 Taxes: 355.20

20090520-0046451

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,000.00

Leigh Ann Richards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF MAY, 2009.

Notary Public

MY COMMISSION EXPIRES: 9/3/2012
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LEIGH ANN RICHARDS	SAME	MAP 141 PARCEL 25
(NAME)	(NAME)	
6011 Harpeth Bend Ct.		
Pegram, TN 37143	(ADDRESS)	
(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, I, **VERA JANE BROWN JONES, A SINGLE WOMAN, BY AND THROUGH CHRISTOPHER E. JONES, ATTORNEY IN FACT,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LEIGH ANN RICHARDS**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR A COMPLETE LEGAL DESCRIPTION

Being the same property conveyed to Vera Jane Brown Jones by deed of record in Book 5541, page 949, and originally in Book 2592, page 229, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the afore described tract of land.

CHRISTOPHER E. JONES executes this instrument as Attorney in Fact for Vera Jane Brown Jones pursuant to Durable Power of Attorney for Vera Jane Jones of record in Instrument No. 20060328-0035278, Register's Office for Davidson County, Tennessee.

Vera Jane Brown Jones and Vera Jane Jones are one and the same person.

Grantee herein agrees to assume and the 2009 real property taxes on subject property.

This is unimproved property, known as 8454 McCRORY LANE, NASHVILLE, TN 37221
(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(s) this 15 day of May, 2009.

Vera Jane Brown Jones
VERA JANE BROWN JONES

Christopher E. Jones
BY: CHRISTOPHER E. JONES, Attorney in Fact

STATE OF TEXAS
COUNTY OF Bexar

Personally appeared before me, CHRISTOPHER E. JONES, 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, and further acknowledged that he is the Attorney In Fact for VERA JANE BROWN JONES and is authorized by VERA JANE BROWN JONES to execute this instrument on her behalf.

WITNESS my hand and official seal this 15 day of May, 2009.

Marcella Tucker
NOTARY PUBLIC

My commission expires: Nov 20, 2011

MARCELLA TUCKER
Notary Public
STATE OF TEXAS
My Comm. Exp. Nov. 30, 2011

VERA JANE JONES
0.86 ACRES OFF McCRORY LANE

BEING A TRACT OF LAND AS SHOWN ON PROPERTY AMP 141, ASSESSOR'S OFFICE AND LYING WITHIN THE 35th COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, NASHVILLE, TENNESSEE. BOUNDED IN GENERAL BY OLD McCRORY ROAD ON THE SOUTH; MILDRED DEAL BROWN ON THE WEST; HUGH T. CHASTEEN ON THE NORTH; ROGER C. BROWN ON THE EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN IN THE CENTER OF THE FORMER McCRORY ROAD (8' GRAVEL), NOW AN EASEMENT OFF OF McCRORY LANE, THE SOUTHWEST CORNER OF ROGER C. BROWN (REF. DEED BOOK 10748 PAGE 848 R.O.D.C- CURRENTLY PROPERTY MAP 141 PARCEL 119) THENCE LEAVING BROWN AND WITH THE CENTER OF THE FORMER McCRORY ROAD N20°15'27"W 57.82' TO AN EXISTING IRON PIN; THENCE N39°07'45"W 74.45' TO AN EXISTING IRON PIN, THE SOUTH EAST CORNER OF MILDRED DEAL BROWN (LIFE ESTATE) (REF. DEED BOOK 8091 PAGE 649 R.O.D.C.); THENCE LEAVING McCRORY ROAD AND WITH MILDRED BROWN'S EAST LINE AS ESTABLISHED BY MICHAEL G. ABERNATHY R.L.S, N20°26'37"E 233.60' TO AN EXISTING IRON POST IN A FENCE IN HUGH T. CHASTEEN'S SOUTH LINE (REF. DEED BOOK 10748 PAGE 872 R.O.D.C.); THENCE LEAVING MILDRED BROWN AND WITH CHASTEEN'S SOUTH LINE FOLLOWING GENERALLY A FENCE S50°34'50"E 196.97' TO A 10" WALNUT TREE, THE NORTH WEST CORNER OF THE AFOREMENTIONED ROGER C. BROWN; THENCE LEAVING CHASTEEN AND WITH ROGER C. BROWN'S WEST LINE S39°00'59"W 264.88' TO THE POINT OF BEGINNING, CONTAINING 0.86 ACRES, MORE OR LESS, AND BEING THE VERA JANE BROWN JONES PROPERTY BASED ON THE MICHAEL ABERNATHY R.L.S. SURVEY AS RECORDED IN DEED BOOK 5541 PAGE 949REGISTER'S OFFICE, ACCORDING TO A SURVEY BY RANDOLPH L. CHAPDELAINE R.L.S.#1444, 7376 WALKER ROAD, FAIRVIEW, TENNESSEE 37062 AND DATED OCTOBER 07, 2008.

THE ABOVE TRACT IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS OF RECORD AND TO THE FINDINGS OF A TITLE REPORT.

