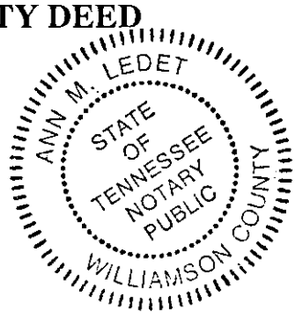
(2)

WARRANTY DEED



BILL GARRETT, Davidson County
Trans: T20090044582 DEEDWARR
Recvd: 07/02/09 12:56 2 pgs
Fees: 13.00 Taxes: 806.60
20090702-0061841

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson
THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $218,000.00.

Affiant

Subscribed and sworn to before me this 30th day of June, 2009

Notary Public
My Commission expires: _____
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Seth H. Jones	Avenue Bank	082-07-0-083.00
801 Stockell Street	3823 Gleghorn Avenue	
Nashville, TN 37207	Nashville, TN 37215	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **John Kilpatrick, married**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Seth H. Jones and spouse, Elizabeth B. Jones**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the westerly 87-1/4 feet of Lot No. 65 on the plan of V.S. Lindsley's Addition to Edgefield, now East Nashville, of record in Book 57, page 25, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said part of Lot No. 65 fronts 50 feet on the easterly side of Stockell, formerly Vansindarine Street and runs back between parallel lines with the northerly margin of Hancock, formerly Center Street 87 1/4 feet to a dead line.

Being the same property conveyed to John Kilpatrick, by deed from Bank of New York, as Trustee for the Certificate Holders of CWABS, Inc. Asset Backed Notes Series 2006-SD3, on January 4, 2008, of record in Instrument Number 200801250008201, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 57, page 25, Register's Office Davidson County, Tennessee.

This is improved property known as: **801 Stockell Street, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this June 30, 2009.

John Kilpatrick by

Attorney-in-fact

John Kilpatrick
by Andy Maloney, as attorney-in-fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Andy Maloney with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for John Kilpatrick the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name John Kilpatrick the bargainor(s), by the said Andy Maloney, as Attorney-in-Fact.

WITNESS my hand and seal, this 30th day of June, 2009.

_____ My Commission Expires: 8/23/11

NOTARY PUBLIC

