RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 23952
(Davidson County File Box 9-B)

BILL GARRETT, Davidson County
Trans: T20090058896 DEEDWARR
Recvd: 08/27/09 14:51 3 pgs
Fees: 18.00 Taxes: 891.70
20090827-0080775

This Instrument Prepared By:
Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, TN 37027
File No. 6090516

Send Tax Bills To:
MERS
P.O. Box 2026
Flint, MI 48501-2026

New Owner is:
Joshua Thomas Ward
Kathleen Watson Ward
2903 W. Linden Avenue
Nashville, TN 37212

MAP: 104-14-0-10800

PARCEL: 108.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **David L. Jones, individually, and David L. Jones, Trustee of the David L. Jones 1999 Trust**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Joshua Thomas Ward and wife, Kathleen Watson Ward**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Part of Lot No. 30 on the Plan of Belair, of record in Book 332, page 6, Register's Office for said County.

Being the easterly 76 feet erroneously referred to as 75 feet in the three most recent ddeeds of record) of the westerly 100 feet of the northerly 165 feet of Lot No. 30 on the Map of Belair, of record in Book 332, page 6, Register's Office for said County.

Said part of said lot fronts 76 feet on the south side of West Linden Avenue, formerly Sunset Avenue, as widened, and runs back between parallel lines 165 feet to a dead line.

Being the same property conveyed to David L. Jones by Quitclaim Deed dated September 19, 2003 , from Park forest LLC, a Kentucky limited liability company, of record in Instrument Number20031021-0155649, Register's Office for Davidson County, Tennessee. Being further conveyed to David L. Jones 1999 Trust by Quitcalim Deed from David L. Jones, an unmarried man, of record in Instrument Number 20061116-0142390, said Register's Office.

Improved property known as: **2903 W. Linden Avenue, Nashville, TN 37212**

DLJ tr
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and

possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 24th day of August, 2009.

GRANTOR(S):

DAVID L. JONES

DAVID L. JONES, TRUSTEE

ACKNOWLEDGEMENT

STATE OF Kentucky
COUNTY OF Fayette

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **DAVID L. JONES**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 24th day of August, 2009.

NOTARY PUBLIC
My Commission Expires: 6-27-2012

STATE OF Kentucky
COUNTY OF Fayette

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **DAVID L. JONES, TRUSTEE**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 24th day of August, 2009.

NOTARY PUBLIC
My Commission Expires: 6-27-2012

GILLISPIE NOTARY PUBLIC STATE AT LARGE, KY

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$241,000.00**.

AFFIANT

SWORN TO and subscribed before me this the 24th day of August, 2009.

NOTARY PUBLIC
My commission expires: 2/19/2013

BETH M. BROCK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires FEB. 19, 2013