PREPARED BY & RETURN TO:

1ST QUALITY TITLE, LLC
661 LONE OAK ROAD
MT. JULIET, TN 37122

BILL GARRETT, Davidson County
Trans:T20090064365 DEEDWARR
Recvd: 09/21/09 13:12 2 pgs
Fees:13.00 Taxes:329.30
20090921-0087774

# WARRANTY DEED

**FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, Richard O. Jones and Barbara Jones, husband and wife has this day bargained and sold and does hereby transfer and convey unto Jose J. Villasenor, unmarried, their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, the state of Tennessee, and being described as follows, to-wit:**

LAND in Davidson County, Tennessee, being Lot No. 76 on the plan of Percy Priest Meadows, Section Two, of record in Book 4860, Page 15, Register's Office for said county.

SAID Lot No. 76, which is a corner lot, fronts 70.95 feet on the northeasterly margin of Moss Landing Drive and fronts 115.00 feet on the southeasterly margin of Marsh Charlton Drive, said frontages being joined by a curve having a length of 40.62 feet, and extends back 121.80 feet on the northeasterly line and 152.00 feet on the southeasterly line to a point of intersection.

Being the same property conveyed to Richard O. Jones and wife, Barbara Jones, by deed from John T. Johnson, unmarried by deed dated February 28, 1989, of record in Book 7782, Page 616, Register's Office for Davidson County, Tennessee.

**TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Jose J. Villasenor, unmarried, their heirs and assigns, forever.**

**The undersigned covenants with the said Grantees that it is lawfully seized and possessed of said parcel of real estate and that it has a good right to convey the same and that it is unencumbered, except as otherwise herein set out, and except for the lien of the current years taxes.**

**The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to said real estate to the Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.**

**WITNESS OUR HANDS THIS THE 11th day of September, 2009.**

Richard O Jones by: Kelley Hollingsworth, Attorney-in-fact

**Richard O. Jones**
**By: Kelley Hollingsworth, Attorney-in-Fact**

Barbara Jones

**Barbara Jones**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

**Before me, the undersigned, a Notary Public in and for the state and county mentioned, personally appeared Barbara Jones with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the within named bargainor(s), executed the foregoing instrument for the purposes therein contained.**

**Witness my hand this 11th day of September, 2009.**

Kristi Howell
**NOTARY PUBLIC**
**MY COMMISSION EXPIRES** 5/23/11

KRISTI HOWELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Kelley Hollingsworth for Richard O. Jones with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledges that he/she is the Attorney-in-Fact of the maker or constituent of the maker, and in authorized by the maker of by constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand and official seal at Mt. Juliet, TN on this the 11th day of September, 2009.

Kristi Howell
Notary Public

KRISTI HOWELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 5/23/11

**AFFIDAVIT**

**I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $89,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.**

Jose J Villasenor 9/14/09
**Affiant**

**Subscribed and sworn to before me this 11th day of September, 2009.**

Kristi Howell
**NOTARY PUBLIC**

KRISTI HOWELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

**My Commission Expires:** 5/23/11
**Map & Parcel No.: 150-02-0-053.00**

**Name and address of new owner:**
**Send tax bills to:**
**Jose J Villasenor, unmarried**
**520 Moss Landing**
**Antioch, TN 37013**