File Number: RT10658

THIS INSTRUMENT PREPARED BY:
Resource Title Agency, Inc. (Tennessee Division)

2630 Elm Hill Pike #350

Nashville, TN 37214

Record & Return to:
Covenant Title & Escrow
100 North Main Street
Goodlettsville, TN 37072

Address New Owner(s)

Tamella Lynn Richards
1508 East Stewarts Lane
Nashville, Tennessee 37218

Send Tax Bills To:

Same

BILL GARRETT, Davidson County
Trans:T20090066508 DEEDWARR
Recvd: 09/30/09 11:35 2 pgs
Fees:13.00 Taxes:403.16
20090930-0090725

Map & Parcel Nos.:
069-00-0 101.00/

WARRANTY DEED

THIS INDENTURE, made and entered into this 25th day of September, 20 09, by and between **Roy S. Jones,** a married man * **and Robert Eric Jones,** a married man * party of the first part, and **Tamella Lynn Richards,** unmarried party of the second part,

*Is NOT the principal residence of grantors herein

WITNESSETH: That for and in consideration of **ONE HUNDRED EIGHT THOUSAND NINE HUNDRED SIXTY THREE AND 00/100 DOLLARS ($108,963.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee:

Real estate located in Davidson County, Tennessee, described as follows:

Being Lot No. 1, Subdivision of part of Lot No. 4 on the plan of Abernathy Property, as of record in Book 4470, Page 188, Register's Office for said county, to which reference is hereby made for a more complete and accurate legal description.

Said propety being further conveyed to Roy S. Jones, a married man and Robert Eric Jones, a married man by Warranty Deed from U.S. Bank National Association as Trustee, dated November 12, 2008 and recorded on November 19, 2008 in Instrument No. 2008119-0113941, said Register's Office.

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 said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part 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.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Roy S. Jones

Robert Eric Jones by Roy S. Jones AS ATTORNEY IN FACT,
Robert Eric Jones by Roy S. Jones
his atty in fact

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Roy S. Jones** a married man to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 25th day of September, 2009.

NOTARY PUBLIC AT LARGE
Pamela B. Matheney
My Commission Expires
October 8, 2012
STATE OF TENNESSEE

My commission expires:

Pamela B. Matheney
Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson

I hereby certify, that on this **25rd** day of **September, 2009** before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Roy S. Jones** to me known to be the person who executed the foregoing instrument in behalf of **Robert Eric Jones** as their Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said **Robert Eric Jones .**

Witness my hand and official seal this 25th day of September, 2009.

Pamela B. Matheney
Notary Public

NOTARY PUBLIC AT LARGE
Pamela B. Matheney
My Commission Expires
October 8, 2012
STATE OF TENNESSEE

My Commission Expires:

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$108,963.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this 25th **day of** September, **20** 09

Darlene Edwards
Notary Public

My Commission expires 11-29-2011

DARLENE EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

PROPERTY ADDRESS:
3856 Abernathy Road
Nashville, TN 37218