WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

G-AHRE-09-7320

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

Subscribed and sworn to before me, this 16th DAY OF October, 2009.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

BILL GARRETT, Davidson County
Trans: T20090071625 DEEDWARR
Recvd: 10/21/09 13:15 2 pgs
Fees: 13.00 Taxes: 1036.00

20091021-0097329

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	
Blake J. Cate Jr.	Wells Fargo Bank, N.A.	
7320 Dunaway Drive	P.O. Box 5137	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Des Moines, IA 50306-5137	128-9-68.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LARRY D. JONES, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BLAKE J. CATE JR. AND WIFE, HOA P. CATE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

(TRACT I) LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 6, DUNAWAY WOODS, SECTION ONE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5200, PAGE 132, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

(TRACT II) PROPERTY LOCATED EAST OF DUNAWAY DRIVE AND SOUTH OF INDIAN SPRINGS DRIVE, ALSO BEING ADJACENT TO LOT 6 AS SHOWN ON PLAN OF SECTION ONE, DUNAWAY WOODS, OF RECORD IN PLAT BOOK 5200, PAGE 132, SAID REGISTER'S OFFICE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT AN EXISTING IRON PIN IN THE NORTHEAST CORNER OF LOT 6; THENCE, ALONG THE NORTH LINE OF LOT 6, NORTH 86 DEGREES 44' 50" WEST, 49.10 FEET TO AN EXISTING MONUMENT; THENCE, NORTH 68 DEGREES 18' 23" EAST, 44.58 FEET TO A NEW IRON PIN; THENCE, SOUTH 21 DEGREES 31' 53" EAST, 20.71 FEET TO THE POINT OF BEGINNING.

(TRACT I) BEING THE SAME PROPERTY CONVEYED TO LARRY D. JONES BY QUITCLAIM DEED FROM JO ANN JONES DATED _____, FILED FOR RECORD ON _____ IN INSTRUMENT NO. 20091021009732 8 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND FURTHER BEING THE SAME PROPERTY CONVEYED TO LARRY D. JONES AND WIFE, JO ANN JONES BY WARRANTY DEED FROM JOSEPH L. PRITCHARD AND WIFE, PHYLLIS A. PRITCHARD DATED AUGUST 31, 1992, FILED FOR RECORD ON SEPTEMBER 8, 1992 IN BOOK 8724, PAGE 365, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

(TRACT II) BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM JO ANN JONES TO LARRY D. JONES AS RECORDED ON THE 16TH DAY OF JULY, 2008 IN INSTRUMENT NO. 20080716-0072759, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING RESTRICTIONS AND EASEMENTS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 5200, PAGE 132; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 5393, PAGE 651 AND BOOK 5484, PAGE 222; DRAINAGE EASEMENT OF RECORD IN BOOK 3316, PAGE 483, EASEMENT TO TENNESSEE ELECTRIC POWER CO. OF RECORD IN BOOK 787, PAGE 25, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 7320 Dunaway Drive, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 16th day of October, 2009.

Larry D. Jones

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Larry D. Jones, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of October, 2009.

Notary Public

My Commission Expires: 7-2-10

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903