BILL GARRETT, Davidson County
Trans:T20090072179 DEEDWARR
Recvd: 10/23/09 10:18 2 pgs
Fees:13.00 Taxes:588.30
20091023-0098038

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

James T. Jones, Jr.
864 Norwalk Drive
Nashville, TN 37214

SEND TAX BILL:

Mortgagee

MORTGAGEE:
Guaranty Trust Co.
316 Robert Rose Drive
Murfreesboro, TN 37129

MAP AND PARCEL:
10804002300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Steve Dan Scrivener and wife, Lisa A. Scrivener**, ("Grantor"), have bargained and sold, and by these presents do transfer and convey unto **James T. Jones, Jr., married**, ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot(s) 59, as shown on the map entitled Section Two, Larchwood, of record as Plat Book 5200, pages 57, 58 and 59, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Steve Dan Scrivener and wife, Lisa A. Scrivener, by deed from Roy C. Neal and wife, Teresa Neal, of record as Book 10324, page 609, dated January 15, 1997, said Register's Office.
>
> This conveyance is made subject to: (1) all applicable zoning ordinances and building restrictions; (2) all covenants, bylaws, restrictions, declarations and easements of record; and (3) such limitations and easements as may affect the premises. Real estate taxes for the current year have been prorated and paid by the Grantor.

This is improved property known as 864 Norwalk Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and

assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 22nd day of October, 2009.

Steve Dan Scrivener

Lisa A. Scrivener

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Steve Dan Scrivener and Lisa A. Scrivener, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 22nd day of October, 2009.

Notary Public

My Commission Expires: 09/25/2010

JENNINE BURTON GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires September 25, 2010

STATE OF TENNESSEE)
COUNTY OF Robertson)

The actual value or consideration, whichever is greater, for this transfer is $159,000.00.

Teresa Maxey
AFFIANT

Subscribed and sworn to before me
this 22nd day of October, 2009.

Sonya M. Branham
NOTARY PUBLIC

My Commission Expires: 10-18-2011

SONYA M. BRANHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY