WARRANTY DEED



G-LJ-09-3123

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $150,000.00

Affiant

Subscribed and sworn to before me, this 2nd DAY OF November, 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

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO (NAME)	MAP-PARCEL NUMBERS
Larry D. Jones	New Owner	
3123 Belwood Street (ADDRESS)	4224 Crowder Rd (ADDRESS)	
Nashville, TN 37203 (CITY) (STATE) (ZIP)	Franklin, TN 37064 (CITY) (STATE) (ZIP)	10402016900

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, I/we SHEILA MCINNES, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LARRY D. JONES, UNMARRIED, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 138, REVISED MAP OF WEST END PARK, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 421, PAGES 82-83, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCES IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO LEONARD W. BRANDT AND WIFE, GRACE A. BRANDT BY INSTALLMENT DEED FROM DOROTHEA B. SLODOV, RECORDED ON THE 12TH DAY OF SEPTEMBER, 1963 IN BOOK 3617, PAGE 409, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID LEONARD W. BRANDT AND GRACE A. BRANDT HAVING SINCE DIED INTESTATE LEAVING BARRY F. BRANDT AND SHEILA MCINNES AS HEIRS AT LAW AS EVIDENCED BY AFFIDAVITS OF HEIRSHIP RECORDED SIMULTANEOUSLY HEREWITH IN INSTRUMENT NOS. 20091106-0102871, 20091106-0102872, 20091106-0102873, AND 20091106-0102874, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID BARRY F. BRANDT HAVING SINCE DIED INTESTATE LEAVING NO HEIRS AT LAW AS EVIDENCED BY AFFIDAVITS OF HEIRSHIP RECORDED SIMULTANEOUSLY HEREWITH IN INSTRUMENT NOS. 20091106-0102875 AND 20091106-0102876, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

GRANTOR'S SPOUSE DOES NOT JOIN IN THIS CONVEYANCE DUE TO THE PROPERTY NEVER HAVING BEEN THEIR MARITAL RESIDENCE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING RESTRICTIONS AND EASEMENTS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 421, PAGES 82-83, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved (X) property, known as 3123 Belwood Street, Nashville, Tennessee 37203
(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.

BILL GARRETT, Davidson County
Trans: T20090075963 DEEDWARR
Recvd: 11/06/09 12:40 2 pgs
Fees: 13.00 Taxes: 555.00

20091106-0102877

Witness my/our hand(s) this 2nd day of November, 2009.

Sheila McInnes

Leland McInnes

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sheila McInnes and Leland McInnes, 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 2nd day of November, 2009.

Notary Public

My Commission Expires: 9/3/12

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

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