G-22404-4, Box 14-A
John T. Cook, P.C.

This Instrument prepared by
and after recording return to:
G. Miller Hogan, II, Esq.
Lassiter, Tidwell, Davis, Keller & Hogan, PLLC
150 Fourth Avenue North
One Nashville Place, Suite 1850
Nashville, Tennessee 37219

BILL GARRETT, Davidson County
Trans:T20100010220 DEEDWARR
Recvd: 02/22/10 08:30 3 pgs
Fees:18.00 Taxes:536.13
20100222-0013085

WARRANTY DEED

Address of new owner as follows:
Lois Conley
Jon Whitaker
1010 Stockell Street
Nashville, TN 37207

Send tax bills to:
Magna Bank
P.O. Box 17257
Memphis, TN 38187-0257

Map-Parcel No.
082-03-170.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Know all men by these presents that, **Jonathan Jones and wife, Whitney Jones** (the "Grantors"), for and in consideration of the sum of Ten Dollars ($10.00) cash, in hand paid, and other good and valuable consideration paid to the Grantors, by **Lois Conley and Jon Whittaker, wife and husband** (the "Grantees"), the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto the Grantees, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantors in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

The land referred to in this Commitment is situated in the County of Davidson, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot(s) No. 34, as shown on the map entitled the Plan of Benedict Land Company's Subdivision of the Lindsley Tract, of record in Book 332, page 40, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 34 fronts 50 feet on the westerly side of Stockell Street, and runs back between parallel lines, 178, more or less, to an alley and is occupied by a five-room frame cottage known by City No. 1010 Stockell Street.

Being the same property conveyed to Jonathan Jones and wife, Whitney Jones by deed from C & D RENTAL PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20091007-0093510, dated October 7, 2009, said Register's Office.

This is improved property commonly known as: **1010 Stockell Street, Nashville, Tennessee 37207.**

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees and their heirs, successors and assigns, forever.

The Grantors, for themselves and their successors and assigns covenants with the Grantees that the Grantors is lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantors has good right and lawful authority to sell and convey the Property; that the Grantors has committed no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantors does hereby bind itself and its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantees and their heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantors and any other person.

This conveyance is subject to all easements, restrictions and other matters of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantors as of the 17th day of February, 2010.

Jonathan Jones

Whitney Jones

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

Witness my hand and seal, this 17th day of February, 2010.

Notary Public
My commission expires:

KIMBERLY P. HURST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

Witness my hand and seal, this 17th day of February, 2010.

Notary Public
My commission expires:

KIMBERLY P. HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of property, whichever is greater is $144,900.00

Affiant

Sworn to and subscribed before me this
17th day of February, 2010.

Notary Public
My Commission Expires:

KIMBERLY P. HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011