BILL GARRETT, Davidson County
Trans:T20100042627 DEEDWARR
Recvd: 07/12/10 13:39 2 pgs
Fees:13.00 Taxes:469.90
20100712-0054561

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 50514
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Sarah R. Jones 1001 Preston Drive Nashville, Tennessee 37206	SunTrust Mortgage, Inc. 401 Commerce Street, Suite 6100 Nashville, Tennessee 37219

TAX MAP-PARCEL NUMBERS: 08308010000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$127,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Betty J. Brumfield, Executrix of the Estate of Robert C. Jones**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sarah R. Jones** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Rosewood Heights, Section II, of record in Book 2133, page 57, Register's Office for said County.

Said Lot No. 60 fronts 80.0 feet on the easterly margin of Preston Drive and extends back 127.2 feet on the northerly line and 141.6 feet on the southerly line to a dead line in the rear, measuring 81.8 feet thereon.

Being the same property conveyed to Robert C. Jones and wife, Mary C. Jones by warranty deed from S. Briggs Burkhalter and wife, Jean E. Burkhalter, dated March 2, 1955 and recorded on March 2, 1955 of record in Book 2344, page 567, Register's Office for Davidson County, Tennessee. The said Robert C. Jones and Mary C. Jones have since died, with Mary C. Jones predeceasing Robert C. Jones. The Last Will and Testament of Robert Craig Jones in Docket No. 10P252, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, appointed Betty J. Brumfield as Executrix, and directed her to sell subject property

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2010, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2133 Page 57, said Register's Office, which Plan shows a 60 foot minimum building setback line from Preston Drive and a 10 foot easement for public utility purposes along the rear line of said lot. And a 2.5 x 20 foot utility anchor easement located on the southwesterly front corner of said lot.

This is improved property, known as: 1001 Preston Drive, Nashville, Tennessee 37206

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 9th day of July, 2010.

Betty J. Brumfield, Executrix

Betty J. Brumfield, Executrix

State of TENNESSEE
County of DAVIDSON

On this 9th day of July, 2010 , before me the undersigned authority, personally appeared Betty J. Brumfield, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: My Commission Expires May 2, 2011

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $127,000.00

Affiant

Sworn and subscribed before me this the 9th day of July, 2010

Notary Public

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011