Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
J. Phillip Jones Vickie L. Jones 1921 Normerle Dr. Goodlettsville, TN 37072	New Owner	092-12-0-413.00

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

BILL GARRETT, Davidson County
Trans:T20100052529 DEEDWARR
Recvd: 08/24/10 11:48 3 pgs
Fees:18.00 Taxes:3213.45
20100824-0066921

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$868,500.00**

Affiant

Subscribed and sworn to before me, this the 20th day of August, 2010.

Notary Public

My Commission Expires: _____
(Affix Seal)

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **MS Partnership, a Tennessee general partnership, ("Grantor")**, has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **J. Phillip Jones and wife, Vickie L. Jones, ("Grantee")**, it successors and assigns, certain tracts or parcels of land in **Davidson** County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot No. 115 on the Plan of BOYD HOME TRACT, as of record in Book 21, page 39, Register's Office for said County.

Said Lot No. 115 fronts 50 feet on the northerly side of Hayes Street and extends back between parallel lines and along the westerly margin of 18th Avenue, North, formerly McTyeire Avenue, 180 feet to an alley.

Being the same property conveyed to MS Partnership, a Tennessee general partnership by Warranty Deed from 1800 Hayes Street Corporation, a Tennessee Corporation dated September 15, 2006 and recorded as instrument no. 20060925-0118666, Register's Office of Davidson County, Tennessee.

This is improved property located at: **1800 Hayes Street, Nashville, TN 37203**

Said property is conveyed subject to the matters described on Exhibit B attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor covenants and binds itself and its representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor (other than claims arising out of matter set for on Exhibit B), but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **20th** day of **August, 2010.**

MS Partnership, a Tennessee general partnership

By: **Mack H. McClung**
It's: **General Partner**

By: **James C. Spangler**
It's: **General Partner**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned of the State and County mentioned, personally appeared **Mack H. McClung and James C. Spangler** with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the **General Partners** of **MS Partnership,** the within named bargainor, a general partnership, and that **Mack H. McClung and James C. Spangler**, executed the foregoing instrument for the purposed therein contained, by personally signing the name of the general partnership as it's **General Partners.**

Witness my hand and Seal at office on the **20th** day of **August, 2010.**

Notary Public

My Commission Expires: _____

My Commission Expires MAR. 4, 2013

EXHIBIT B

Permitted Exceptions

1. Property taxes for the year 2010, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes.

2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

3. All matters shown on the plat of Boyd Home Tract, as recorded in Book 21, page 39, Register's Office for Davidson County, Tennessee.