BILL GARRETT, Davidson County
Trans:T20110008976 DEEDWARR
Recvd: 02/11/11 15:12 3 pgs
Fees:18.00 Taxes:758.50
20110211-0012169

Box 44

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 Deaderick Street, Suite 1100
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $205,000.00.

Affiant

Subscribed and sworn to before me, this 11th day of February, 2011.

Notary Public

My Commission Expires: 1/6/14

LINDA TURNER RAY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Address New Owner As Follows:
Sandra Jones
177 Jefferson Square
5039 Hillsboro Road
Nashville, TN 37215

Send Tax Bills To:
SAME

Map-Parcel Number:
131-05-0A 177.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PEARL M. WILLIAMS, unmarried,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **SANDRA JONES**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. R-177 on the Plan of Section One Jefferson Square Townhouses, of record in Plat Book 4675, page 12, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in common elements of Jefferson Square Section One, a horizontal property regime established by Master Deed and By-Laws, of record in Book 4731, page 332; Book 4731, page 341, as amended at 5676, page 31; Book 5700, page 719; Book 5826, page 693; Book 8231, page 418; Book 8550, page 3; Book 8550, page 973; Book 8036, page 54; Book 8057, page 179; Book 9276, page 249; Book 10355, page 306 and Instrument No. 20051027-0130020, Register's Office for said County.

Being the same property conveyed to Pearl M. Williams (unmarried) by deed dated May 14, 1974, from Reese L. Smith, Jr. and Harry M. Rowland, Trustees, of record in Book 4817, page 436, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2011 taxes, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Master Deed and By-Laws establishing a Horizontal Property Regime of record at Book 4731, page 341, as amended at 5676, page 31; Book 5700, page 719; Book 5826, page 693; Book 9726, page 249; Book 8231, page 418; Book 8550, page 3; Book 8550, page 973; Book 8036, page 54; Book 8057, page 179; Book 9276, page 249; Book 10355, page 306 and Instrument No. 20051027-0130020, Register's Office for said County.

3. Matters shown on the Plan of record in 4675, page 12, Register's Office for said County.

4. Rules Regarding Water Bills of record at Instrument No. 201005030-033416, Register's Office for Davidson County, Tennessee.

5. Easement to Metropolitan Government of Nashville & Davidson County, acting by and through the Electric Power Board of record in Instrument No. 20020122-0008268, Register's Office for Davidson County, Tennessee.

6. Temporary Construction Easement granted to St. Paul Christian Academy of record at Instrument No. 20090511-0043056, Register's Office for Davidson County, Tennessee.

7. Rights of others in and to the common elements.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This is improved property known as: 177 Jefferson Square, 5039 Hillsboro Road, Nashville, TN 37215.

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, her heirs and assigns, forever; and I covenant with the said Grantee that I am 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 11th day of February, 2011.

Pearl M. Williams

By: James E. Hicks - Attorney in Fact
James E. Hicks, Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

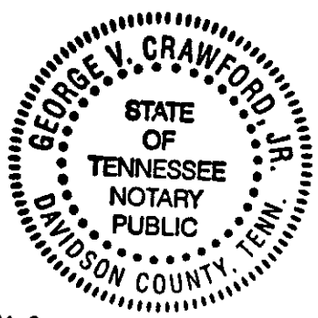
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES E. HICKS**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 11th day of February, 2011.

Notary Public

My Commission Expires: _____





My Commission Expires MAY 2, 2011