THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 30011-04-2011** **Record & Return To:** **Gullet, Sanford, Robinson & Martin** **230 4th Avenue N, #3** **Nashville, TN 37219** File Box ~~253~~ Box 44	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 18th day of April, 2011. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Theron J. Jones, Min Ja Jones 613 Baugh Road Nashville, TN 37221	**Send Tax Bills To:** Fifth Third Mortgage Company 5001 Kingsley Dr Cincinnati, OH 45227	**Tax Information:** Map and Parcel No.: 142 100 09600

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James Jay Gilchrist and wife, Pamela J. Gilchrist**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Theron J. Jones and wife, Min Ja Jones** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 613 Baugh Road, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 18th day of April, 2011.

James Jay Gilchrist by [illegible] atty-in-Fact
James Jay Gilchrist
BY: George E. Mudter, Jr., Attorney-In-Fact

Pamela J. Gilchrist by [illegible] atty-in-Fact
Pamela J. Gilchrist
BY: George E. Mudter, Jr., Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GEORGE E. MUDTER, JR., 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 for the said JAMES JAY GILCHIRST AND PAMELA J. GILCHRIST and is authorized by the said JAMES JAY GILCHRIST AND PAMELA J. GILCHRIST to execute this instrument on their behalf.

Witness my hand, at office, this 18th day of April, 2011.

Notary Public

My Commission Expires:

BILL GARRETT, Davidson County
Trans: T20110023694 DEEDWARR
Recvd: 04/21/11 14:20 2 pgs
Fees: 13.00 Taxes: 555.00

20110421-0030936

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Green Meadows, Section One, of record in Plat Book 5050, page 92, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to James Jay Gilchrist and wife, Pamela J. Gilchrist, by deed dated July 5, 2000, from Robert S. Larkins and wife, Janice E. Larkins, of record in Instrument No. ~~2000707~~ 20000707-0067550, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2011 Taxes which have been prorated by the parties and assumed by the Grantee.
2. Restrictive covenants contained in an instrument of record in Book 5376, page 552, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record as Book 5050, page 92, Register's Office for Davidson County, Tennessee.