Return To:
**Clarity Title, LLC**
815 Loretta Dr.
Goodlettsville, TN 37072
615-448-6494
11-0113T

BILL GARRETT, Davidson County
Trans:T20110035985 DEEDWARR
Recvd: 06/16/11 09:45 2 pgs
Fees:13.00 Taxes:358.90
20110616-0046077

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $97,000.00 (Ninety Seven Thousand).

AFFIANT

Subscribed to and sworn before me this 6th day of June, 2011.

NOTARY PUBLIC MY COMMISSION EXPIRES: 9.17.2011 (NOTARY SEAL)

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT PREPARED BY
~~AND PLEASE RETURN TO:~~

GRISSIM TITLE & ESCROW, LLC
2309 Crestmoor Road, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER: |
|---|---|---|
| J & D Enterprises, LLC<br>617 Ben Allen Road<br>Nashville,TN 37216 | Owner<br>1307 Woodland St.<br>Nashville, TN 37206 | 061-00-0-024.09 |

# WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JERRY JONES A/K/A JERRY W. JONES,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **J & D ENTERPRISES, LLC,** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Land in the 12th Civil District of Davidson County, Tennessee, beginning at the corner of Lot 246, Maplewood Heights Subdivision, of record in Plat Book 547, Page 103, described as follows:

In the easterly margin of Ben Allen Road; running thence with said margin and a 360 foot radius curve a distance of 168 feet, more or less; thence north 51 degrees 30' East 266 feet, more or less, to the line of Maplewood Heights Subdivision; thene South 15 deg. East 275 feet, more or less, to the point of beginning.

Being the same property conveyed to Jerry Jones a/k/a Jerry W. Jones by deed in Instrument 20080703-0069066, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

| This is: | ( X ) IMPROVED<br>( ) UNIMPROVED | Property known as:<br>**617 BEN ALLEN ROAD**<br>**NASHVILLE,TN37216** |
|---|---|---|

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number:

G

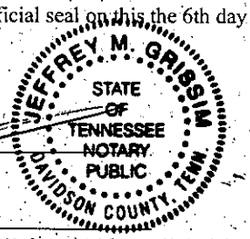
**WITNESS**, this 6th day of June, 2011

Jerry W. Jones

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

On this 6th day of June, 2011, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Jerry W. Jones** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 6th day of June, 2011.




Notary Public

Commission Expires: My Commission Expires JAN. 7, 2013

LTSR Number: