BILL GARRETT, Davidson County
Trans:T20110061143 DEEDWARR
Recvd: 10/03/11 09:19 2 pgs
Fees:13.00 Taxes:518.00
20111003-0076158

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
11-0596

KIM GILLESPIE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Jerry C. Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 16th day of September, 2011

Kim Gillespie
Notary Public
Commission Expires: 10-23-12

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jerry C. Jones 3947 Drakes Branch Road Nashville, TN 37218	Primary Residential Mortgage 4750 West Wiley Post Way, Ste. 200 Salt Lake City, UT 84116	069-03-0-074.00

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,

Sylvia Jackson and Eddie Buckhannon, Jr., devisees under the Last Will and Testament of Margaret Buckhannon

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jerry C. Jones, a single man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot # 22, as on the Plan of Enchanted Hills Subdivision, Section 1, as of record in Book 3300, Page 96, Register's Office for Davidson County, Tennessee.

Said Lot No. 22 fronts 195.0 feet on the northerly margin of Drakes Branch Road and runs back between parallel lines 206.0 feet to a line in the rear measuring 195.0 feet thereon.

Being the same property conveyed to E. B. Buckhannon and wife, Margaret Buckhannon, by Assumption Deed, from James Chandler, of record in Book 4120, Page 805, Register's Office for Davidson County, Tennessee, dated April 10, 1967 and recorded April 14, 1967. The said Margaret Buckhannon having since died on June 25, 2008, being predeceased by her husband, E.B. Buckhannon, a/k/a Eddie B. Buckhannon, Sr.

Pursuant to the Last Will and Testament of Margaret Buckhannon, a/k/a Margaret R. Buckhannon, Probate No. 09P1774, Probate Court of Davidson County, Tennessee, at Nashville, subject property was devised to Sylvia Jackson and Eddie Buckhannon, Jr.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3947 Drakes Branch Road, Nashville, TN 37218.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 16th day of September, 2011.

Sylvia Jackson

Sylvia Jackson

Eddie Buckhannon Jr.

Eddie Buckhannon, Jr.

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Sylvia Jackson and Eddie Buckhannon, Jr.** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 16th day of September, 2011.

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
Notary Seal

Kim Gillespie

Notary Public
My Commission Expires: 10-23-12