PICK-UP

BILL GARRETT, Davidson County
Trans:T20120000263 DEEDWARR
Recvd: 01/03/12 13:24 2 pgs
Fees:13.00 Taxes:148.00

20120103-0000334

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 40,000.00
Daniel Neil Anderson, Affiant
Subscribed and sworn before me this the
3 Day of January, 2012.
Brandi Wells, Deputy Register

Tax / Parcel Identification Number: 05203000600

WARRANTY DEED

THIS WARRANTY DEED executed this 3rd day of January, 2012, by Betty Jean Stratton Jones, Grantor, with Grantor's tax/mailing address being 235 Randy Road, Madison, TN 37115, to Daniel Neil Anderson and Judy Ruth Jones, Grantee, with Grantee's tax/mailing address being 235 Randy Road, Madison, TN 37115.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, That the Grantor, for good and valuable consideration and for the sum of Forty Thousand Dollars ($40,000.00) in hand paid, by Grantee, the receipt of which is hereby acknowledged, does hereby convey unto the Grantee all the right, title interest, lien equity and claim, either in law or in equity, which the Grantor has in and to the following described lot or parcel of land, situated in the City of Madison, County of Davidson, State of Tennessee, together with all improvements located thereon, subject to all easements, rights-of-way, mineral reservations of record and protective covenants, if any, to wit:

Previously referenced by deed dated December 08, 1952 and filed Book 2103, Page 117 of the Recorder of Davidson County.

Described as:

Land in the 11th Civil District of Davidson, Tennessee, being lot No. 78 on the Map of Rainbow Terrace, Section III, as of record in Book 2133, page 20, Register's Office for Davidson County, Tennessee.

Beginning at a point on the easterly margin of Randy Road at the common corner of lots Nos. 77 and 78; thence in a southerly direction along the easterly margin of Randy Road 90 feet to a point; thence around a curve ` in a southerly and easterly direction 39.27 feet to a point on the northerly margin of an unnamed street; thence in an easterly direction along the northerly margin of said unnamed street 493.6 feet to a point; thence in a northerly direction 117.25 feet to a point at the common corner of lots Nos. 77 and 78; thence in a westerly direction along the line between two said lots 495.7 feet to the easterly margin of Randy Road, the point of beginning.

Being part of the same property conveyed to B. C. and E. Builders, Inc., by deed from J. R. Coarsey, Trustee, of record in book 2092, page 575, R.O.D.C., Tennessee.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR, for Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that Grantor has the lawful right to sell and convey the said premises; that the premises are free from all encumbrances, unless otherwise noted herein; that Grantor forever warrants the title to said premises and will defend the title against all claims whatsoever.

THE PROPERTY BEING CONVEYED:

1. [x] is not a part of the homestead of Grantor, or
2. [ ] is a part of the homestead of Grantor;

and if Grantor is married, the conveyance is joined by both Husband and Wife.

IN WITNESS WHEREOF, The said Grantor has signed and sealed these presents the day and year first above written.

Signature of Grantor

Betty Jean Stratton Jones

Print Name of Grantor

Signature of Witness

Chris Hill

Print Name of Witness

Signature of Witness

Valerie Nelson

Print Name of Witness

Mail after recording to: [ ] Preparer [X] Grantee Send Tax Statements to: Grantee

Preparer: This document, including legal description, prepared/drafted:

[ ] under the supervision of the following Tennessee attorney. OR

[x] by a party to this instrument whose name and address appear below.

Signature:

Name: Jody Ruth Jones Company/Firm: N/A

Address: 235 Granby Rd

City: Madison State: TN Zip: 37115

Phone: 615-974-9210

State of Tennessee

County of Davidson

On this the 3rd day of January, 2012, before me personally appeared Betty Jean Stratton Jones, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed.

Notary Public (Signature)

Notary

Title (Seal)

Richard G. Young Jr.

Printed Name of Notary

My Commission Expires: 7/13/2013

RICHARD G. YOUNG JR. STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY