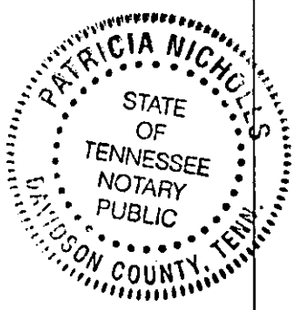
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of March, 2012.

Notary Public:

MY COMMISSION EXPIRES: 11/7/12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Todd L. Rossbach	U.S. Bank, N.A.	Parcel ID:
2204 Fox Ave.	3180 Rider Trail South	11901022200 &
Nashville, TN 37210	Earth City, MO 63045	11901022300

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, we

Robert E. Jones, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Todd L. Rossbach, unmarried

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:

A certain tract or parcel of land in Davidson County, Tennessee, being the southerly one-half of Lot No. 183 and all of Lot No. 184 on the Map of Overhill City and W. H. Fox's Subdivision of part of the Cumberland Nurseries, as of record in Book 332, Page 21, Register's Office for said county, described as follows:

Said part of Lot No. 183 and all of Lot No. 184 front together 75 feet on the easterly side of Fox Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Robert E. Jones by Special Warranty Deed from Rita Underwood aka Rita L. Underwood, Executrix of the Estate of Mary Eveylyn Locke McDonald, of record in Instrument 20091120-0107048, said Register's Office, dated November 19, 2009.

This conveyance is made subject to: (1) 2012 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 332, Page 21, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2204 Fox Ave., Nashville, TN 37210

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

Witness my hand this 29th day of March, 2012.

Robert E. Jones

BILL GARRETT, Davidson County
Trans:T20120023162 DEEDWARR
Recvd: 03/30/12 10:21 2 pgs
Fees:13.00 Taxes:185.00

20120330-0027026

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert E. Jones, 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 Nashville, Tennessee, this 29th day of March, 2012.

My Commission Expires: 11/7/12

Notary Public

