BILL GARRETT, Davidson County
Trans:T20120045405 DEEDWARRSP
Recvd: 06/20/12 09:26 2 pgs
Fees:13.00 Taxes:407.04
20120620-0053891

This instrument prepared by:
and return to

Fearnley & Califf, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

SPECIAL WARRANTY DEED

THIS INDENTURE made and entered into this 15th day of June, 2012, by and between **Bernard M Jones, Executor of The Estate of Mary Kathryn Patton**, party of the first part, and **Larry D Jones** and **Anita L Jones**, a married couple, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

PARCEL I
Being Lots Nos. 45 and 46, Block No. 26, on the Plan of Subdivision of the Hefferman Place, as of record in Book 161, Page 138, Register's Office for Davidson County, Tennessee.
Said Lot No. 45 runs 50 feet on the easterly side of 28th Ave., N., formerly McLaughlin Street, and runs back between parallel lines 150 feet to an alley.
Said Lot No. 46 fronts 55 feet on the easterly side of 28th Ave., N. formerly McLaughlin Street, and runs back between parallel lines with the northerly margin of Alameda Street, 150 feet to an alley.
This is improved property known as 1024 28th Avenue North, Nashville, TN 37208.

PARCEL II
Being the rear or easterly 50 feet of both lots Nos. 45 and 46, Block NO.26, on the Plan of subdivision of the Heffernan Place as of record in Book 161, Page 138, Register's Office for Davidson County, Tennessee.
Said Lot No. 45 fronts 50 feet on the Easterly side of 28th Avenue. North formerly McLaughlin Street, and runs back between parallel lines 150 feet to an alley.
Said Lot No. 46 fronts 55 feet on the Easterly side of 28th Avenue, North formerly McLaughlin Street, and runs back between parallel lines with the northerly margin of Alameda Street 150 feet to an alley, and being the same property conveyed to William J. Webb and wife, Fannie M.Webb, by Deed from V. M. Lewis and wife and others as of record in Book 609, Page 361, R C D C., Tennessee.
This unimproved property is known as 2716 Alameda Street, Nashville, TN 37208

Being all or part of the same property conveyed to Mary Kathryn Patton, by virtue of that certain Order Deed dated February 26, 2008, at Instrument No. 20080303-0020814 in the Register's Office of Davidson County, Tennessee. Mary Kathryn Patton died testate (Davidson County Probate Docket Number 11P1797) on November 29, 2011.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2012 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons claiming by, through or under, the Grantor as Executor of the Estate of Mary Kathryn Patton, but not otherwise.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Bernard M Jones, Executor of The Estate of Mary Kathryn Patton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Bernard M Jones, Executor** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of June, 2012.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address:	Larry D Jones Sr and Anita L Jones 4401 Clarksville Pike Nashville, TN 37218
Tax Parcel No	09202017000 and 09202017100
Property Address:	1024 28th Avenue North Nashville, TN 37208
MAIL TAX BILLS TO:	Larry D Jones Sr and Anita L Jones 4401 Clarksville Pike Nashville, TN 37218

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $110,010.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 15th day of June, 2012.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

20120503