THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 12061176** ~~BOX 50-3~~ PREPARED BY: RETURN TO: BANKERS TITLE & ESCROW CORP 5107 MARYLAND WAY STE. 115 BRENTWOOD, TN 37027	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $145,000.00. Affiant Subscribed and sworn to before me, this25th day of July, 2012. Notary Public My Commission Expires: 4-23-15

CAROLINE PACE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY, TENNESSEE

WARRANTY DEED

Address New Owner: Theran D. Doll 161 McCall Street Nashville TN 37211	Send Tax Bills To: ~~New Owner~~ Churchill Mortgage Corporation 761 Old Hickory Blvd, Ste. 400 Brentwood, TN 37027	Tax Information: Tax Parcel ID No. 133-06-0-119.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John W. Jones, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Theran D. Doll**,** ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

**Married

Land in the 6th Civil District of Davidson County, being part of Lot No. 30 on the plan of Hinchey Petway property, as of record in Minute Book I, Page 442, Chancery Court at Nashville, described according to a survey made by George W. Watkins, Surveyor, July 9, 1954, as follows:

Beginning on the Southerly margin of McCall Street at the Northwest corner of the property conveyed to W. Donnell Tatum by deed from Charlie Clark and wife, of record in Book 2090, Page 337, R.O.D.C., thence with said Tatum's Westerly line S. 3 deg. West 217.2 feet to an iron pin; thence North 87 deg. 15' West 85.1 feet to the Southeast corner of the property conveyed to J. Raymond Bailey and wife, by deed from Charles Newman and wife, of record in Book 1151, Page 361, R.O.D.C.; thence with the said Bailey's Easterly line North 3 deg. East 218.2 feet to the Southerly margin of McCall Street; thence with same South 85 deg. 45' East 85.1 feet to the beginning.

Being the same property conveyed to John W. Jones, a single person by Warranty Deed from Eugene K. Jenkins, Jr., recorded on the 5th day of September, 2000 in Instrument No. 20000905-0087663, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 161 McCall Street Nashville TN 37211.

Joyce M. Mabry, wife of John W. Jones, joins in this instrument to convey any and all interest, marital or otherwise in said property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

BILL GARRETT, Davidson County
Trans:T20120056310 DEEDWARR
Recvd: 07/31/12 15:24 2 pgs
Fees:13.00 Taxes:536.50
20120731-0067593

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of July, 2012.

John W. Jones

Joyce M. Mabry

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John W. Jones and Joyce M. Mabry, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of July, 2012.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014