PREPARED BY:
D.W. McMACKIN
ATTORNEY AT LAW
5200 Maryland Way, Suite 105
BRENTWOOD, TN 37027

Davidson County DEEDWARR
Recvd: 11/30/00 14:24 2pgs
Fees:11.00 Taxes:129.50
20001130-0117652

Map & Parcel No.: 119-14-307

WARRANTY DEED

THIS INDENTURE is made and entered into this 22nd day of **November, 2000** between **Erika Pinder Holder** , GRANTOR, and **James R. Jones** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the westerly part of Lot No. 7 on the plan of Stump's Sunrise Heights Subdivision, as of record in Book 332, page 107, Register's Office for said County, described as follows:

BEGINNING at a point on the northerly margin of Sunrise Avenue, 50 feet westwardly with said Avenue, 11.5 feet to the easterly margin of an alley; thence with said alley, northwestwardly 177.5 feet to a turn in said alley; thence northeastwardly 5 feet to the southerly margin of another alley; thence eastwardly with said alley 90 feet; thence southwardly 160 feet, more or less, to the beginning.

Being a portion of the property conveyed J. L. Pinder and wife, Erika Pinder by deed of record in Book 7755, page 406, Register's Office for Davidson County, Tennessee, and further conveyed to Erika Pinder by quitclaim deed from J. L. Pinder of record in Book 10109, page 743, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

Erika Pinder Holder, unmarried'
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, **Erika Pinder Holder** *, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of **November, 2000.**

*an unmarried woman

Notary Public

My Commission Expires:

Name and Address of Property Owner:

James R. Jones
326 Sunrise Avenue
Nashville, TN 37211

Property Address:

326 Sunrise Avenue
Nashville, TN 37211

D.W. McMACKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires
7-27-2002

Person Responsible for Taxes:

James R. Jones
326 Sunrise Avenue
Nashville, TN 37211

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$35,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 22nd day of **November, 2000.**

Notary Public

My Commission Expires:

D.W. McMACKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires
7-27-2002

RETURN TO:

D.W. McMACKIN
ATTORNEY AT LAW
5200 Maryland Way, Suite 105
BRENTWOOD, TN 37027