THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

Davidson County DEEDWARR
Recvd: 03/12/01 13:24 2pgs
Fees:11.00 Taxes:432.90
20010312-0023384

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $117,000.00.

Janice K. Mashburn
Affiant

Subscribed and sworn to before me this 9th day of March, 2001.

Wesley D. Turner
Notary Public

My Commission Expires: 3/28/03

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Janice K. Mashburn	CTX Mortgage Company	91-15-66
5306 Nevada Avenue	P.O. Box 199000	
Nashville, TN 37209	Dallas, TX 75219-9000	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRISTOPHER M. JAY AND WIFE, SAMANTHA M. JAY,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JANICE K. MASHBURN, AN UNMARRIED WOMAN,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Block 13 on the Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, page 18, Register's Office for said County, and part of an abandoned railroad right-of-way, described according to a survey made January 9, 1946, by E.R. Southgate, Surveyor, as follows:

Beginning on the northerly margin of Nevada Avenue, 320 feet east of the easterly margin of 54th Avenue, North or Richland Avenue; thence with the northerly margin of Nevada Avenue, eastwardly 50 feet; thence northwardly 200 feet to the southerly margin of an alley; thence with the southerly margin of said alley, westwardly 50 feet; thence southwardly 200 feet to the point of beginning.

Being the same property conveyed to Christopher Michael Jay and wife, Samantha Jay by deed from Christopher Michael Jay and Samantha Gentry, of record as Instrument No. 200001260008550, Register's Office for Davidson County, Tennessee. Christopher Michael Jay and Christopher M. Jay are one and the same person. Samantha Jay and Samantha M. Jay are one and the same person.

This conveyance is made subject to:

1. 2001 Metro taxes, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 421, page 18, Register's Office for said County.

This is improved property known as 5306 Nevada Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and it covenants with the said Grantee that it is 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 further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 9th day of March, 2001.

Christopher M. Jay
Christopher M. Jay

By: Samantha M. Jay
Samantha M. Jay, Attorney in Fact

Samantha M. Jay
Samantha M. Jay

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SAMANTHA M. JAY,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact**, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 9th day of March, 2001.

Wesley D. Turner
Notary Public

My Commission Expires: 3/29/03

WESLEY D. TURNER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SAMANTHA M. JAY**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 9th day of March, 2001.

Wesley D. Turner
Notary Public

My Commission Expires: 3/29/03

WESLEY D. TURNER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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