47

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/10/01 12:53 2pgs
Fees:11.00 Taxes:240.50

20010510-0048672

G-6308-E

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF May, 2001

Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Clancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Curtiswood, LLC (NAME)	same (NAME)	MAP 72-2
4010 Iroquois Cove (ADDRESS)	(ADDRESS)	PARCEL 170
Nashville, TN 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	FB 15DZ-9075

FOR AND 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, Ernest S. Jakes, Sr. and wife, Valerie Jakes and Mary G. Jakes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Curtiswood, LLC

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:

Land in Davidson County, Tennessee, being Lot No. 2 of the Plat of Subdivision of Lot No. 45 and the Westerly One-Half of Lot 44 on the Plan of Inglewood Place, as of record in Book 547, Page 27, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 68 feet on the Northerly side of Kirkland Avenue and runs back 186.5 feet on the East line and 192.5 feet on theWest line to a dead line and measures 45 feet on the said dead line.

Being the same property conveyed to Ernest S. Jakes, Sr. by deed from Mary G. Jakes, of record by Instrument Number 200002180016316 in the Register's Office for Davidson County, Tennessee. The said Mary G. Jakes hereby retains a Life Estate in subject property.

Valerie Jakes joins in this conveyance to relinquish any and all right, especially marital rights, which she may have in said property by virtue of her marriage to Ernest S. Jakes, Sr.

Valerie Jakes being one and the same person as Valerie A. Jakes.

Ernest S. Jakes, Sr. executes this instrument as Attorney-In-Fact for Mary Jakes a/k/a Mary G. Jakes pursuant to Durable Power of Attorney of record in Instrument No. 200002290019423, said Register's Office for Davidson County, Tennessee.
Mary G. Jakes join in this conveyance to relinquish any and all right of Life Estate in subject property.

unimproved ( )
This is improved (X) property, known as 1107 Kirkland Lane, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 3rd day of May, 2001

Ernest S. Jakes, Sr.

Valerie Jakes

Mary G. Jakes a/k/a Mary Jakes

By: Ernest S. Jakes, Sr., Attorney-In-Fact

DCTN01WC

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 Ernest S. Jakes, Sr. and wife, Valerie Jakes

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 3rd day of May, 2001.

Commission expires 10-25-03

Bertie Jo Whitaker
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of May, 2001, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Ernest S. Jakes, Sr., to me known to be the person who executed the foregoing instrument in behalf of Mary Jakes a/k/a Mary G. Jakes and who acknowledged that he executed the same as the free act and deed of the said Mary Jakes a/k/a Mary G. Jakes.

Witness my hand and seal at Goodlettsville, Tennessee, this 3rd day of May, 2001.

Vickie R. Rodgers
Notary Public

My Commission Expires:

10-25-2003