Davidson County DEEDWARR
Recvd: 10/23/01 15:24 2pgs
Fees:13.00 Taxes:129.50
20011023-0115845

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WARRANTY DEED

This Indenture made this **18th** day of **October, 2001** between **T.C. Jones and Sara Jane Jones**, , GRANTOR, and ~~Boyce Jr / Davis~~ **BOYCE DAVIS, JR.** , as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

Tract One: Land in Davidson County, Tennessee, being a parcel of land on the southwest corner of Clay and Buena Vista Streets, described as follows:

Beginning on said corner and running along the said Buena Vista Street, southerly 100 feet; thence at right angles South about 135 feet to an alley; thence along said alley 100 feet to Clay Street thence eastwardly along the said Clay street; 135 feet, more or less to the beginning.

Tract Two: Being Lot No. 38 on the plan of subdivision of Lot No. 2 of the Woodard property, of record in Plat Book No. 2, page 104 Chancery Court at Nashville, Davidson County, Tennessee. Said Lot No. 38 fronts 37 feet on the southerly side of Clay Street, and runs back 100 feet to the northerly line of Lot No. 37 on said plan, and measures 37 feet on said northerly line said Lot NO. 37, and is bounded on the east by the westerly line of Tract One hereinabove described and is bounded on the West by the easterly margin of the alley, referred to in the description of Tract One, hereinabove described, See Deed of Record, Book 4305, page 554, Register's Office for Davidson County, Tennessee.

Tract Three: Land in Davidson County, Tennessee, being Lot No. 37 and the Northerly 24 feet of Lot No. 36 on the Map of the Subdivision of Lot No. 2 o the Thomas Woodard Property, as of record in Plan Book No. 2, page 104, Chancery Court at Nashville, Seed Deed of record in Book 4322, page 141, Register's Office for Davidson County, Tennessee, Arthur H. Davis having since died.

Being the same property conveyed to T.C. Jones and Sara Jane Taylor by Warranty Deed from Mary Trotter Davies of record in Book 6728, page 344, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Book 2, page 104, Register's Office for Davidson County, Tennessee.

Subject to any easements and/or restrictions of record in Register's Office for Davidson County, Tennessee.

Improved property known as 1919 9th Ave. North, Nashville, Tennessee.

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(s), their heirs and assigns, forever; and we do covenant with 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 s hereunto set grantor's hand(s) and seal this **18th** day of **October, 2001.**

T.C. Jones

T.C. Jones

Sara Jane Jones

Sara Jane Jones

County of Davidson

State of Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named T.C. Jones and Sara Jane Jones, the bargainor(s) 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 and official seal this 18th day of October, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $35000

Affiant

Subscribed and sworn before me this 18th day of October, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

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Prepared by:
Equity Search, Inc.
2323 21st Avenue S., Fifth Floor
Nashville, TN 37212

Address of New Owner
Boyce R. Davis Jr.
1919 Ninth Avenue North
Nashville, Tennessee

Send Tax Bills to:
New Owner

Map & Parcel Number:

Map 81 Group 07-0 Parcel 494