Davidson County DEEDWARR
Recvd: 08/22/02 10:31 2pgs
Fees:13.00 Taxes:155.40
20020822-0101556

The Name and Address of the new owner is:

David B. Lyons
1308-8th Avenue North
Nashville TN 37208

MAIL TAX BILLS TO:

David B. Lyons
1308-8th Avenue North
Nashville TN 37208

Map/Parcel# 082-13-156

WARRANTY DEED

This Deed, made and entered into on the day and year written below by and between C. E. JONES, INC. hereinafter referred to as, GRANTOR, and David B. Lyons, hereinafter referred to as GRANTEE.

WITNESSETH:

That for and in consideration of $42,000.00 (Forty Two Thousand and 00/100 Dollars) and other good and valuable consideration, paid by the GRANTEE to GRANTOR, receipt of which is hereby acknowledged, GRANTOR hereby grants, bargains, sells, conveys, remises, releases and transfers to the GRANTEE, its successors and assigns all rights, title, interest, claim or demand of GRANTOR in a certain tract or parcel of land lying and being in Davidson County, Tennessee and more particularly described as follows:

Being the southerly part of lot No. 116 on the Plan of D. T. McGavock's First Addition, as of record in Book 10, Page 606, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 116 fronts 59 3/4 feet on the westerly side of 7th Avenue North and extends back, with the northerly margin of Madison Street, 154 feet more or less, to an alley measuring 36 1/2 feet thereon.

Being the same property conveyed to C. E. Jones, Inc. by Quitclaim Deed from Carl Enoch Jones of record in Book 11762, Page 387, Register's Office of Davidson County, Tennessee.

Said property is known as 1201-7th Avenue North, Nashville Tennessee 37206.

This conveyance is made to the Grantee, it successors and assigns.

To have and to hold said tract or parcel of land, together with all privileges and appurtenances thereto belonging to the said GRANTEE and its successors and assigns in fee simple forever.

Grantor covenants that they are seized of said land in fee and have the right to convey the same in fee simple; that the same is free and clear of all encumbrances, and that they will warrant and defend the title herein conveyed against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, said GRANTOR has hereunto set its signature on the date below written.

C. E. Jones, Inc.

Dated: 7/23/02

By: _____
Carl E. Jones, President

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me Carolyn T. Phelps, a Notary Public of the State and County aforesaid, personally appeared Carl E. Jones with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, to be the President of C. E. Jones, Inc. and as such President executed the forgoing document for the purposes therein contained by signing the name of the corporation by Carl E. Jones as President and who executed the foregoing instrument as their own free act and deed on behalf of said corporation.

Witness my hand and seal, at office in Office - Nashville, TN, this 22nd day of July, 2002.

Notary Public

My Commission Expires: 7/26/03

The actual Consideration or value of this transfer, whichever is greater, is $42,00.00.

Affiant

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me Carolyn T. Phelps, a Notary Public of the State and County aforesaid, personally appeared Carl E. Jones, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, to be the individuals who executed the foregoing instrument as their own free act and deed.

Witness my hand and seal, at office in Office - Nashville, TN, this 22nd day of July, 2002.

Notary Public

My Commission Expires: 7/26/03

This Instrument Prepared By:

Renard A. Hirsch, Sr.
SMITH, HIRSCH, BLACKSHEAR & HARRIS, PLC
Attorneys At Law
One Vantage Way, Suite B-105
Nashville, Tennessee 37228
615-242-5003