BOOK 11

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

Davidson County DEEDWARR
Recvd: 11/08/02 12:08 2pgs
Fees:13.00 Taxes:18.50

20021108-0138116

STATE OF TENNESSEE)
COUNTY OF)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 5,000.00

Maurice E. Edwards
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 8th DAY OF November, 2002

NOTARY PUBLIC

My Commission expires: January 27, 2004

THIS INSTRUMENT PREPARED BY

Maurice Edwards ..... P O Box 60366 Nashville, Tenn 37206
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Eric W. Jones (NAME)	SAME (NAME)	92[illegible], Par. 346
2422-Meharry Blvd. (ADDRESS)	(ADDRESS)	
Nashville, Tennessee, 37208 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 5,000.00---------- cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ~~We~~ I,

Maurice Edwards, a Single Man.

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Eric W. Jones

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County. Tennessee, being Lot No. 9 in Bransford Realty Cpmpany's Subdivision of part of E. T. Holman's and part of Mrs. E. S. Clark's Subdivision of Lots in Boyd McNary's Subdivision , plan of which is of record in Book 421, page 90, Register's Office for Davidson County, Tennessee. Said Lot No. 9 fronts 40 feet on the Northside of Hefferman Street (now Meharry Blvd.) and extends back northerly along the easterly margin of 176.8 feet on the westerly margin 177.2 feet to an alley, measuring 40 feet on said alley.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED HEREFROM is 458 sq. feet, more or less, taken by Condemnation Suit filed by the State of Tennesse Department of Highways vs. Omega Psi Phi Fraternity in Circuit Court for Davidson County. Tennessee, under Rule No. A 5488.

Being the same property conveyed to Maurice Edwards by deed from Gamma phi Charter Housing Authority. Inc., of record in Book 9349, page 963, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is unimproved (X) improved ( ) property, known as 2418 Meharry Boulevard, Nashville, Tenn. 37208
(House Number) (Street) (City) (State) (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. 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 8th day of November, 2002

Maurice E. Edwards

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Maurice Edwards, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that HE executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 8th day of November, 2002.

My Commission expires:
January 27, 2004

M. E. Dyer
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

_____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

_____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

_____
Notary Public