Davidson County DEEDWARR
Recvd: 01/10/03 10:18 2pgs
Fees:13.00 Taxes:259.00

20030110-0004569

WARRANTY DEED

B-MM-02-3003

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Matthew S. Jacobs
Affiant

Subscribed and sworn to before me this 8th DAY OF January, 2003.

Notary Public

MY COMMISSION EXPIRES: 7/29/06
(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew S. Jacobs	National Bank of Commerce	119-13-64
3003 Louise Avenue (ADDRESS)	One Commerce Square, First Floor (ADDRESS)	
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Memphis, TN 38150 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we ERNIE GENDRON AND JENNIFER GENDRON, HUSBAND AND WIFE, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto MATTHEW S. JACOBS, UNMARRIED,, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County being Lot No. 80 on the Map of H.G. McNabbs Subdivision, of record in Book 1130 page 64, Register's Office for said County to which reference is hereby made for a more complete description.

Being the same property conveyed to Ernie Gendron and Jennifer Gendron by Special Warranty Deed dated May 14, 2002 and filed for record on May 23, 2002 in Instrument No. 200205230063223, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3003 Louise Avenue, Nashville, Tennessee 37211
(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/our hand(s) this 8th day of January, 2003.

Ernie Gendron

Jennifer Gendron

STATE OF Tennessee

COUNTY OF Davidson

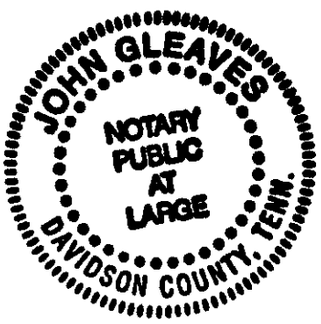
I, John Gleaves, a Notary Public of the County and State first above written, do hereby certify that Ernie Gendron and Jennifer Gendron, husband and wife personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 8th day of January, 2003.

Notary Public

My Commission Expires: 7/29/06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903