RETURN TO: File Box 33B
Nations Title Agency
File # 03TN00061

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 01/29/03 13:16 3pgs
Fees:18.00 Taxes:445.85
20030129-0012204

WARRANTY DEED

THIS INDENTURE is made and entered into this 24th day of January, 2003, by and between MARIE WHITE, A WIDOW, UNMARRIED,, hereinafter called Grantor, and RONDA R. JONES, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, MARIE WHITE, A WIDOW, UNMARRIED,, Grantor, does hereby bargain, sell, transfer and convey unto RONDA R. JONES, hereinafter referred to as Grantee, her successors and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1604 STRATFORD AVENUE, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, her successors and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds herself and her successors, heirs and assigns, to warrant and forever defend the title to said Grantee, her successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

Marie R. White
MARIE WHITE
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, MARIE WHITE, A WIDOW, UNMARRIED,the within named bargainor, 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, at office, this **24th** day of January, 2003.

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

RONDA R. JONES

1604 STRATFORD AVENUE
NASHVILLE, TN 37216

Property Address:

1604 STRATFORD AVENUE
NASHVILLE, TN 37216

Person Responsible for Taxes:
Old National Bank
25 Jefferson Street
Clarksville TN 37041

Map & Parcel #: MAP 72-4, PARCEL 55

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$120,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **24th** day of **January, 2003.**

Notary Public

My Commission Expires: _____

~~RETURN TO:~~

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

DOLLY T. PEAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 20, 2005

EXHIBIT 'A'

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 19 of Block "B" on the Map of Inglewood ~~Terrac~~ Terrace, as of record in Book 1130, page 1, of the Register's Office for said County.

Said Lot No. 19 fronts 75 feet on the westerly side of Stratford Avenue and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to MARIE WHITE, A WIDOW, UNMARRIED,, by Warranty Deed from JA DEMONTBREUN & WIFE, EDNA N. DEMONTBREUN, of record in Book 1166, page 560, Register's Office for DAVIDSON County, Tennessee. George B. White having since died on May 17, 1990, the property vests by operation of law in Marie White as his surviving spouse.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2003 and subsequent years, A LIEN, not yet due and payable (MAP 72-4, PARCEL 55).

2. All matters as set forth on the Plan of Inglewood Terrace, of record in Plat Book 1130, page 1, said Register's Office, which plan includes a 30-foot minimum building setback line from Stratford Avenue; and a 15-foot public utility and drainage easement along the rear lot line.