Davidson County DEEDWARR
Recvd: 02/03/03 11:27 2pgs
Fees:13.00 Taxes:140.60

20030203-0014370

RECORD AND **RETURN** TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **41642 FILE BOX "7"**

WARRANTY DEED

STATE OF TENNESSEE:
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION ~~OR VALUE~~
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$ 38,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS **31ST DAY OF JANUARY, 2003.**

Notary Public

MY COMMISSION EXPIRES: My Commission Expires MAR 25, 2003

NOTARY PUBLIC
CLARA D. MAZER
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
ROLANDA N. AMOS **5014 Bonnahill Drive** **Hermitage, TN 37076**	**S A M E**	**60-12-23** **12DZ 8065**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED **I, STEVEN P. JEFFORDS, MARRIED**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROLANDA N. AMOS**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WITT:

TRACT 2:

Land in Davidson County, Tennessee, being Lot Nos. 41 and 42 of Block "B" on the Map of Highland Park, of record in Book 974, page 33, Register's Office for Davidson County, Tennessee.

Said Lot Nos. 41 and 42 adjoin and front together 50 feet on the westerly side of Morning side Drive and run back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Steven P. Jeffords by deed from Frank J. Marco of record in Instrument Number 20010801-0081398, Register's Office for Davidson County, Tennessee.

THIS IS INVESTMENT PROPERTY AND HAS NEVER BEEN THE RESIDENCE OF GRANTOR NOR HIS SPOUSE.

Unimproved ( )
This is improved (**X**) property, known as **2908 Morningside Drive, Nashville, Tennessee 37207**

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 hand this 31st day of January, 2003.

STEVEN P. JEFFORDS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named STEVEN P. JEFFORDS, the bargainor, with whom I am personally acquainted, (or proved to me on 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 Nashville, Tennessee, this the 31ST day of January, 2003.

NOTARY PUBLIC

My Commission Expires: 3/25/06

ALAN D. MAZER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 25, 2006