THIS INSTRUMENT PREPARED BY:
Rudy Title & Escrow
2012 21st Avenue South
Nashville, Tennessee 37212

RETURN TO:
Rudy Title & Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS OF NEW OWNER: **SEND TAX BILLS TO:** **MAP & PARCEL NO:**

William Seaborn Jones
1806 Old Natchez Trace
Franklin, TN 37069

SAME

105-01-127

Davidson County DEEDWARR
Recvd: 03/12/03 14:06 2pgs
Fees:13.00 Taxes:370.00
20030312-0033269

WARRANTY DEED

For good and valuable consideration received, **Peggy D. Mathes, Administrator of the Estate of Theresa V. Tharpe** by these presents does transfer and convey by Order of the Probate Court of Davidson County, Tennessee, being Docket No. 02P1658 unto the Grantee, **William Seaborn Jones, a married man**, all of the right, title, and interest in and to that certain tract or parcel of land in Davidson Coutny, Tennessee, belonging to Charles S. Tharpe and wife, Theresa V. Tharpe, described as follows:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of B.F. Shields Heirs' Addition, as of record in Book 57, page 31, Register's Office for Davidson County, Tennessee.

Said Lot No. 34 fronts 50.3 feet on the easterly side of Villa Street and runs back with southerly margin of Grand, formerly Central Avenue, 140.75 feet to an alley, measuring 50.3 feet more or less, thereon.

Being the same property conveyed to Charles S. Tharpe and wife, Theresa A. Tharpe by Deed dated December 17, 1991 and filed in Book 8510, page 783, Register's Office for Davidson County, Tennessee. Said Charles S. Tharpe having predeceased Theresa A. Tharpe. Said Theresa A. Tharpe is also known as Theresa V. Tharpe.

This is improved property known as 1000 Villa Place, Nashville, Tennessee, 37212.

To have and to hold the said tract or parcel of land, with the appurtenances, estates, title and interest thereto belonging to the Grantee, its heirs and assigns forever. And the Grantor covenants with Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind herself as the Administrator of the Estate of Theresa V. Tharpe its heirs and assigns, to warrant and forever defend the title to said land to the Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 7th day of March 2003.

Peggy D. Mathes, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of March 2003, before me personally appeared, Peggy D. Mathes, Administrator of the Estate of Theresa V. Tharpe to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument on behalf of the Estate of Theresa V. Tharpe, and acknowledged that she executed the same as her free act and deed and for the purposes described herein.

Witness my hand and official seal, at the office, this 7th day of March 2003.

My commission expires: 11/27/04

DARRIS BILLINGSLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $100,000.00.

Affiant

Subscribed and sworn to before me this 7th day of March 2003.

Notary Public

My Commission Expires: 11/27/04

DARRIS BILLINGSLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.