THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
228 Jackson Meadows Drive
Hermitage, TN 37076

SEND TAX BILLS TO:
Yolanda Jason
1814 Knowles Street
Nashville, TN 37208

MAP PARCEL NUMBERS
81-15-160

Davidson County DEEDWARR
Recvd: 08/07/03 14:34 2pgs
Fees:13.00 Taxes:314.13
20030807-0112740

WARRANTY DEED

THIS INDENTURE, made and entered into this 28th day of July, **2003**, by and between **ANTHONY PICKETT**, party of the first part, and **YOLANDA JASON**, party of the second part,

WITNESSETH: That for and in consideration of **$84,900.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in NASHVILLE County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 33, JM, TJ and GW on the Plan of Harding Addition, of record in Plat Book 21, page 80, Register's Office for said County, to which reference is made for a more complete description.

"THIS CONVEYANCE IS SUBJECT TO taxes for the year 2003 which have been prorated and assumed by the Grantee(s); any and all matters in plat of record in Plat Book 21, Page 80; and any and all easements, right of ways, setback lines, restrictions, zoning regulations, etc., all of record in the Register's Office for Davidson County, Tennessee."

"The above legal description is identical to the one in the previous deed of record."

Being the same property conveyed to Anthony Pickett, a single man by deed from Gwynn Deleese Washington of record in Instrument No. 200004130037366, re-recorded in Instrument No. 200005230051514, dated 4-7-00, recorded 4-13-00, re-recorded 5-23-00, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Anthony Pickett
ANTHONY PICKETT
Phyllis Pickett

STATE OF TENNESSEE, COUNTY OF Davidson and wife, Phyllis Pickett

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **ANTHONY PICKETT** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 28th day of July, **2003.**

My commission expires 7-30-05

Notary Public

NOTARY PUBLIC AT LARGE

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$84,900.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 28th day of July, **2003**.

NOTARY PUBLIC AT LARGE

PROPERTY ADDRESS:
1814 KNOWLES STREET
NASHVILLE, TN 37208