Return To:
First Title & Escrow
File Box 9B
#21387

PREPARED BY:
[redacted]
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP)

Davidson County DEEDWARR
Recvd: 08/14/03 15:00 2pgs
Fees:13.00 Taxes:1061.90
20030814-0117253

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$287,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25TH JULY, 2003.

Notary Public

MY COMMISSION EXPIRES:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 29, 2003

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
JODY ALAN SWEET et ux	**CAVALRY BANKING**	**115-10-77**
6346 Torrington Road	**P. O. BOX 172207**	**8DZ 67410**
Nashville, TN 37205	**Murfreesboro, TN 38187**	

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 **WE, STEVEN P. JEFFORDS and wife, NINA B. JEFFORDS**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JODY ALAN SWEET and wife, NANCY SWEET**

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

Land in Davidson County, Tennessee, being Lot No. 80 on the Plan of West Meade Estates, Section 1, of record in Book 2663, page 110, said Register's Office, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Steven P. Jeffords, unmarried, by deed from Bruce H. Henderson and wife, Ann Bourne Henderson, of record in Book 7331, page 514, Register's Office for Davidson County, Tennessee. The said Steven P. Jeffords having since married and his wife, Nina B. Jeffords, joins in the conveyance of said property for the purpose of conveying whatever marital interest she might have in said property by reason of the marital estate or otherwise.

Unimproved
This is Improved (X) 6346 Torrington Road, Nashville, Tennessee 37205

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 OUR HANDS THIS 25th DAY OF JULY, 2003.

Steven P. Jeffords by Atty in Fact

STEVEN P. JEFFORDS

Nina B. Jeffords by Atty in Fact

NINA B. JEFFORDS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 25th day of July, 2003, before me personally appeared ALAN L. SATURN to me known to be the person who executed the foregoing instrument in behalf of STEVEN P. JEFFORDS and wife, NINA B. JEFFORDS, as their Attorney-in-Fact, and acknowledged that he executed the same as the free act and deed of the said STEVEN P. JEFFORDS and wife, NINA B. JEFFORDS, as though thy had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 25th day of July, 2003.

NOTARY PUBLIC

My Commission Expires: _____

GERALD G. PATTERSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires
NOV. 29, 2003