(1)

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 42392

Davidson County DEEDWARR
Recvd: 09/03/03 10:59 2pgs
Fees:13.00 Taxes:821.40
20030903-0127489

**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$222,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS **the 29th DAY OF AUGUST, 2003.**

Notary Public

MY COMMISSION EXPIRES: 3-14-2005

CHARLES E. MORTON IV NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENNESSEE

**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 #s |
|---|---|---|
| **MICHELLE THORNTON**<br>**1800 Sweetbriar Avenue**<br>**Nashville, TN 37212** | Same | **117-04-0-003.00** |

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, JERRY W. DRAKE, Married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHELLE THORNTON**

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 the easterly 60 feet of Lot No. 241, Belmont Heights Subdivision, as of record in Plat Book 421, page 34, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.**

**Said Lot No. 241 fronts 60 feet on the northerly side of Sweetbriar Avenue and extends back between parallel lines along the westerly margin of Hawthorne Place 175 feet to an alley.**

**Being the same property conveyed to Jerry W. Drake, married, by deed from Priscilla McCurtie and Anthony G. Livingston, of record in Instrument Number 20030529-0072804, Register's Office for Davidson County, Tennessee.**

**This is investment property and has never been the residence of Grantor nor any spouse.**

**Unimproved**
**This is Improved (X) property known as 1800 Sweetbriar Avenue, Nashville, Tennessee 37212**

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 29th DAY OF AUGUST, 2003.**

X Jerry W. Drake

**JERRY W. DRAKE**

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 JERRY W. DRAKE, 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 29th day of August, 2003.

NOTARY PUBLIC

My Commission Expires: 3/25/06

