Davidson County DEEDWARR
Recvd: 10/13/03 11:04 2pgs
Fees:13.00 Taxes:64.75

20031013-0151340

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP42493

WARRANTY DEED

JANET B. DAVIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 24, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $17,500.00

Javonna Lynn Black
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of October, 2003

Janet B. Davis
Notary Public

MY COMMISSION EXPIRES: 7-24-2004

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Javonna Lynn Black	SAME	81-7-467
2803 West Kirkwood Avenue, Apt.B		
Nashville, TN 37204		

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/WE,

Steven P. Jeffords, Married

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

Javonna Lynn Black

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:

BEING Lot No. 11 on the Map showing the Subdivision of Lot No. 2 of the Thomas Woodard Subdivision, as of record in Plan Book 2, page 104, Chancery Court.

SAID Lot fronts 50 feet on the west side of 10th avenue, North, formerly Maple Street, and runs back between parallel lines, 170 feet to the easterly margin of Owen Street.

BEING the same property conveyed to Steven P. Jeffords by Trustee's Deed from Saturn and Mazer Title Services, Inc., Trustee, of record in Instrument Number 20000505-0045349, Register's Office for Davidson County, Tennessee.

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

Unimproved ( )
This is improved (X) property known as 1921 10th Avenue, North, Nashville, TN 37208

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/our hand(s) this 1st day of October, 2003

Steven P. Jeffords

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Steven P. Jeffords, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of October, 2003

Notary Public

My Commission Expires: 3/29/2006

