Davidson County DEEDWARR
Recvd: 10/24/03 14:34 2pgs
Fees:13.00 Taxes:888.00

20031024-0157435

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF October, 2003.

Notary Public

MY COMMISSION EXPIRES: 5/30/04

(AFFIX SEAL)

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

WARRANTY DEED

G-FH-03-4528

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary Abbagnaro	New Owner (NAME)	
4528 Wayland Drive		130-15-73
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MARK M. JONES AND WIFE, SHIRLEY GLEASON JONES, TRUSTEES U/A/D APRIL 27, 1998 OF THE JONES JOINT REVOCABLE LIVING TRUST AGREEMENT , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GARY ABBAGNARO, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot Number 1 on the Plan of Harpeth View Estates, as of record in Book 1835, Page 69, Register's Office for Davidson County, Tennessee.

Said Lot Number 1 fronts 209.4 feet on the easterly margin Wayland Drive and extends back 176.3 feet on the northerly line and 196.0 feet on the southerly line, to a line in the rear measuring 307.0 feet thereon.

Being the same property conveyed to Mark M. Jones and wife, Shirley Gleason Jones, by Quitclaim Deed executed on April 27, 1998, and filed for record on April 29, 1998 in Book 10904, Page 828, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 6296, Page 947, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 4528 Wayland Drive, Nashville, Tennessee 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 20th day of October, 2003.

Jones Joint Revocable Living Trust

BY: Mark M Jones, trustee
Mark M. Jones, Trustee

BY: Shirley Gleason Jones, trustee
Shirley Gleason Jones, Trustee

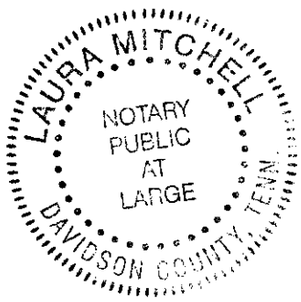
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me,
Laura Mitchell, a Notary Public within and for said County and State aforesaid, personally appeared Mark M. Jones and Shirley Gleason Jones, with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the Trustees of the Mark M. Jones and wife, Shirley Gleason Jones, Trustees U/A/D April 27, 1998 of The Jones Joint Revocable Living Trust Agreement, the within named bargainors, and Trustee, and that they as such Trustees being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the trust, by the said Trustees.

Witness my hand and official seal at
Davidson County, Tennessee
on this the 20th day of October, 2003.

Laura Mitchell
NOTARY PUBLIC

My Commission Expires: 5/28/06



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903