Prepared by:
Return to:
EQUITY SEARCH, INC.
2200 21st Avenue South
Suite 409
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 11/11/03 14:18 2pgs
Fees:13.00 Taxes:203.13
20031111-0165101

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WARRANTY DEED

This Indenture made this **7th** day of **November, 2003** between **J.P. PROPERTIES, ,GRANTOR, and CHARLES PRUETT and JOYCE M. COAKLEY** , as GRANTEEs

WITNESSETH, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **TN,** to wit:

Land in Davidson County, Tennessee, being the southerly 50 feet of Lot No. 25 and the southerly 50 feet of the westerly 25 feet of Lot No. 24 on the Map of Jones and Bradford Subdivision as of record in Book 161, Page 142, Register's Office for said County.

Said southerly part of Lot No. 25 and the southerly part of the westerly 25 feet of Lot No. 24 fronts 50 feet on the easterly side of Kline (Laurent) Street and extends back between parallel lines, with the northerly margin of an alley, 75 feet to a dead line.

Being the same property conveyed to J. P. Properties by Special Warranty Deed from Bankers Trust Company of California, N.A. of record in Instrument No. 20020429-0052166, and filed for record on April 29, 2002, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the year 2003 which have been prorated and assumed by the Grantee(s) any and all matters on the Plan of record in Plat Book 161, Page 142; 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.

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 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **7th** day of **November, 2003.**

J.P. PROPERTIES

By M. Adrian Anderson
Partner

County of Davidson

State of Tennessee

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared G. Phillip Anders with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged him/her self to be the of J.P. PROPERTIES, and that he/she as such executed the foregoing instrument for the purpose therein contained by signing the name of J.P. PROPERTIES by him/her self as . Witness my hand and official seal this 7th day of November, 2003.

Caroline Chappell
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-22-07

CAROLINE CHAPPELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

****

County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $54900

Affiant

Subscribed and sworn before me this 7th day of November, 2003.

Caroline Chappell
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-22-07

CAROLINE CHAPPELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

****

Prepared by:
Equity Search, Inc.
2200 21st Avenue S., Ste. 409
Nashville, TN 37212

Address of New Owner
CHARLES PRUETT
1107 LAURENT STREET
NASHVILLE, TN 37206

Send Tax Bills to:
FRANKLIN AMERICAN MORTGAGE COMPANY
501 CORPORAT CENTRE DRIVE, STE 400
FRANKLIN, TN 37067

Map & Parcel Number:

83-1/65