THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 231,900.00

J. Cliffin
Affiant

Subscribed and sworn to before me, this 16th day of December, 2003

Notary Public

My Commission Expires: 10-17-05

Davidson County DEEDWARR
Recvd: 12/19/03 10:38 2pgs
Fees:13.00 Taxes:858.03
20031219-0181083

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
TIMOTHY S. KIERNON 4302 Nebraska Avenue Nashville, Tennessee 37209	BANK OF AMERICA 200 S. College Street Charlotte, North Carolina 28255	MAP 103-4 PARCEL 195

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED THIRTY ONE THOUSAND NINE HUNDRED AND NO/100---------- ($ 231,900.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, PAMELA J. JONES AND HUSBAND, SHELDON W. JONES hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto TIMOTHY S. KIERNON AND WIFE, KAREN L. KIERNON 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. 1 of the Re-subdivision of Lot 61 on the Plan of West End Annex of record in Plat Instrument No. 20001116-0113631 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for amore complete description.

BEING the same property conveyed to Pamela J. Jones and husband, Sheldon W. Jones, by deed from Nichols D. Bailey, a single person, of record as Instrument No. 20010801-0081527 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 4302 Nebraska Avenue, Nashville, Tennessee 37209

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.

GRANTORs COVENANT with the said GRANTEEs that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Resubdividion of Lot 61 Plan of West End Annex of record in Book **, page ____, Register's Office for Davidson County, Tennessee.

**Instrument No. 20001116-0113631

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 16th day of December, 2003.

PAMELA J. JONES

SHELDON W. JONES

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 PAMELA J. JONES AND HUSBAND, SHELDON W. JONES, the bargainor s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of December, 2003.

My Commission Expires: October 12, 2005

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____ day of _____.

My Commission Expires: _____

Notary Public