WARRANTY DEED

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$54,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF DECEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: 03/04/07
(AFFIX SEAL)

KANDACE N. TOMES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 01/05/04 15:07 3pgs
Fees:18.00 Taxes:199.80
20040105-0001388

THIS INSTRUMENT WAS PREPARED BY
Lender's Title and Escrow, 810 Crescent Centre Drive, Suite 250, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Worth	Thomas Worth	071-16-0-039.00
(NAME)	(NAME)	
1331 Jones Ave.	1331 Jones Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and 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, we, Omar Melo, unmarried, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Thomas Worth, 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. :

SEE ATTACHED EXHIBIT A

Said property herein described is subject to the following, including but not limited to declarations, conditions, covenants, restrictions, agreements, easements and/or encroachments of record in said Register's Office:

a) Any and all matters as shown on the plan of record in Plat Book 332, page 5, said Register's Office for Davidson County, Tennessee

unimproved ☐

This is improved ☒ property, known as 1331 Jones Ave., Nashville, TN 37207
(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 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.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 30th day of December, 2003.

X _____
Omar Melo

STATE OF

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, Omar Melo, unmarried, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this the 31st day of December, 2003.

Commission expires: 03/09/07

Notary Public

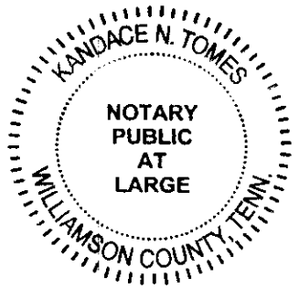


EXHIBIT A

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate and lying in Davidson County, Tennessee, described as follows:

BEING the south 50 feet of Lots No. 1 and 2 on the Plan of Subdivision of Lots 4 and 5 in A.B. Spain's Lischey Gardens as of record in Book 332, page 5, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Omar Melo, unmarried from Dorothea L. Williams by deed of record dated December 23, 2002 in Instrument No. 20030103-0001519, Register's Office for Davidson County, Tennessee.