Davidson County DEEDWARR
Recvd: 01/12/04 09:43 2pgs
Fees:13.00 Taxes:249.94

20040112-0004340

WARRANTY DEED

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXPIRES MAY 30, 2004

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 67,550.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 22nd ~~DAY OF DECEMBER~~, 2003.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5115 MARYLAND, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Clemmon R. Jones	Union Planters Bank	MAP: 81-12
1518 12th Avenue N	P O Box 2282	Parcel: 194
Nashville, TN 37208-2025	Memphis, TN 38101-2282	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MARY ELIZABETH SMITHSON CRAIGHEAD, DORCAS LYNN SMITHSON CLOPTON, VERLEAN HUNT SMITHSON GRANT, SISTER SANDRA OLIVIA SMITHSON, CLARENCE HENRY SMITHSON, OLIVER MOORE SMITHSON, LAEL AGNES SMITHSON FIELDS AND HEWRIE ESTHER SMITHSON HASWELL

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

CLEMMON R. JONES AND WIFE, TOMMIE JONES

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1518 12th Avenue N, Nashville, TN 37208-2025

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 22nd day of December, 2003.

Mary Elizabeth Smithson Craighead by Hewrie Esther Smithson Haswell, Attorney-in-Fact
Mary Elizabeth Smithson Craighead by Hewrie Esther Smithson Haswell, Attorney-in-Fact

Dorcas Lynn Smithson Alley by Hewrie Esther Smithson Haswell, Attorney-in-Fact
Dorcas Lynn Smithson ~~Clopton~~ Alley by Hewrie Esther Smithson Haswell, Attorney-in-Fact

Verlean Hunt Smithson Grant by Hewrie Esther Smithson Haswell, Attorney-in-Fact
~~Verlean~~ Verlean Hunt Smithson Grant by Hewrie Esther Smithson Haswell, Attorney-in-Fact

Sister Sandra Olivia Smithson by Hewrie Esther Smithson Haswell, Attorney-in-Fact
Sister Sandra Olivia Smithson by Hewrie Esther Smithson Haswell, Attorney-in-Fact

Clarence Henry Smithson by Hewrie Esther Smithson Haswell, Attorney-in-Fact
Clarence Henry Smithson by Hewrie Esther Smithson Haswell, Attorney-in-Fact

Oliver Moore Smithson by Hewrie Esther Smithson Haswell, Attorney-in-Fact
Oliver Moore Smithson by Hewrie Esther Smithson Haswell, Attorney-in-Fact

Lael Agnes Smithson Fields by Hewrie Esther Smithson Haswell, Attorney-in-Fact
Lael Agnes Smithson Fields by Hewrie Esther Smithson Haswell, Attorney-in-Fact

Hewrie Esther Smithson Haswell
Hewrie Esther Smithson Haswell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 22nd day of December, 2003, before me personally appeared **HEWRIE ESTHER SMITHSON HASWELL** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **MARY ELIZABETH SMITHSON CRAIGHEAD, DORCAS LYNN SMITHSON CLOPTON, VERLEAN HUNT SMITHSON GRANT, SISTER SANDRA OLIVIA SMITHSON, CLARENCE HENRY SMITHSON, OLIVER MOORE SMITHSON, AND LAEL AGNES SMITHSON FIELDS** and acknowledged that she executed the same as the free act and deed of said **MARY ELIZABETH SMITHSON CRAIGHEAD, DORCAS LYNN SMITHSON CLOPTON, VERLEAN HUNT SMITHSON GRANT, SISTER SANDRA OLIVIA SMITHSON, CLARENCE HENRY SMITHSON, OLIVER MOORE SMITHSON, AND LAEL AGNES SMITHSON FIELDS.**

Witness my hand and official seal at ~~Brentwood~~ Nashville, Tennessee.

Notary Public _____ My Commission Expires: 11/25/06

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, **HEWRIE ESTHER SMITHSON HASWELL**, the bargainor(s) with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Brentwood~~ Nashville, Tennessee, this 22nd day of December, 2003.

Notary Public _____ My Commission Expires: 11/25/06

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being lots "B", 2 and 6 on the plan of a subdivision of a 3-acre tract of land formerly owned by Ruth H. Scott, of record in Minutes Book "Q", Page 60, County Court for said County, described as follows:

Beginning at a point on the easterly margin of 12th Avenue North, formerly Florence Street 458 feet south of the southeast intersection of said Avenue and Cockrill Street; thence with the margin of said Avenue southwardly 145 feet; thence eastwardly 154 feet to the westerly margin of a 16-foot alley; thence with the margin of the same northwardly 145 feet; thence westwardly 154 feet to the point of beginning.

Except and excluding that property previously conveyed by Deed in Book 4558 Page 638 Davidson County Register of Deeds and more particularly described as: BEGINNING at a point in the easterly margin of 12th Avenue North, 544 feet south of the south margin of Cockrill Street; thence leaving said Avenue, north 58° 12' 37" east 136.15 feet to the westerly right of way of interstate highway; thence with the same, south 0° 4'19" west 59.33 feet to a point; thence south 58° 12' 37 " west 102.51 feet to a point in the easterly margin of 12th Avenue North; thence with the same, northerly 50 feet to the point of beginning.

Being the same property conveyed to Cheryl Olivia Haswell Hill, Trustee, for the express purpose of making a re-conveyance to Lou Ora Smithson, John Lee Smithson, Jr., Mary Elizabeth Smithson Craighead, Dorcas Lynn Smithson Clopton, Verlean Hunt Smithson Grant, Howrie Esther Smithson Haswell, Sister Sandra Olivia Smithson, Launa Berry Smithson Craighead, Clarence Henry Smithson, Oliver Moore Smithson, Lael Agnes Smithson Fields and John Oliver Grant as joint tenants with right of survivorship by Quitclaim Deed from Lou Ora Smithson, a widow, and of record in Book 5897, Page 180, Register's Office for Davidson County, Tennessee.. The said Lou Ora Smithson, John Lee Smithson, Jr., Launa Berry Smithson Craighead and John Oliver Grant having since died (see attached Affidavit).

Mary Elizabeth Smithson Craighead, Dorcas Lynn Smithson Clopton, Verlean Hunt Smithson Grant, Sister Sandra Olivia Smithson, Clarence Henry Smithson, Oliver Moore Smithson, Lael Agnes Smithson Fields and Hewrie Esther Smithson Haswell hereby covenant and certify that the subject property is not their homestead as defined by statute.

Hewrie Esther Smithson Haswell and Hewrie Esther Smithson Haswell being one and the same person.

This instrument is being executed in behalf of Mary Elizabeth Smithson Craighead, Dorcas Lynn Smithson Clopton, Verlean Hunt Smithson Grant, Sister Sandra Olivia Smithson, Clarence Henry Smithson, Oliver Moore Smithson, and Lael Agnes Smithson Fields pursuant to a power of attorney executed by the same and being filed for record as Instrument Number 20040112-0004339, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.