WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/16/04 15:25 2pgs
Fees:13.00 Taxes:259.00

20040116-0007146

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF January, 2004

Notary Public

MY COMMISSION EXPIRES: January 31, 2004
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Somers, Jr.	Same	103-02-0/34.00
(NAME) 6114 ELIZABETHAN DRIVE ~~204 Osceola Avenue~~	(NAME) Same	
(ADDRESS) Nashville, TN ~~37209~~ 37205	(ADDRESS) Same	
(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, Marjorie Mimms Jacobs and Imogene Mimms Jacobs and James Henry Mimms and Thomas Edward Mackey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul Somers, Jr. and wife, Michele A. Somers

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:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of W. N. Price's Subdivision of Lot 19 of the C. C. Vernon Farm, as of record in Plan Book 421, page 36, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Said Lot No. 18 fronts 50 feet on the easterly side of Osceola Avenue, as widened, and runs back between parallel lines 198.90 feet on the north line, and 198.97 feet on the south line, to an alley.

Being the same property conveyed to Thelma Mimms Mackey, a life estate in said property, with remainder interest to Marjorie Mimms Jacobs, Imogene Mimms Jacobs, James Henry Mimms and Thomas Edward Mackey by Quitclaim Deed from Paul T. K. Prentiss, Trustee, and Thelma Mimms Mackey of record in Book 4600, page 677, Register's Office for Davidson County, Tennessee. The said Thelma Mimms Mackey, having since died.

This conveyance is subject to all covenants, conditions and restrictions of record

unimproved ( )
This is improved (X) property, known as 204 Osceola Avenue, Nashville, TN 37209
(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.

Witness our hand s this 12th day of January, 2004

Marjorie Mimms Jacobs

James Henry Mimms

Imogene Mimms Jacobs

Thomas Edward Mackey

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 Marjorie Mimms Jacobs and Imogene Mimms Jacobs and James Henry Mimms and Thomas Edward Mackey

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 at Nashville, Tennessee, this 12th day of January 2004.

Commission expires January 31, 2004

LEE E. CRAWFORD NOTARY PUBLIC DAVIDSON STATE OF TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public