Davidson County DEEDWARR
Recvd: 01/23/04 16:01 3pgs
Fees:18.00 Taxes:253.45
20040123-0009453

5873

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Edward L. Dunbar, III 1421 Kirkland Avenue Nashville, Tennessee 37216	Franklin American Mortgage 501 Corporate Centre Dr. Suite 400 Franklin, Tennessee 37067	Map 72-07 Parcel 117.00
This instrument prepared by: David B. Gray Hix & Gray, PLC 315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **Lasundra Woods Jones and husband, Roscoe Jones** ("Grantors") have this day bargained and sold, and hereby transfers and conveys unto **Edward L. Dunbar, III** ("Grantee"), his respective heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described as follows (the "Property"):

Land in Davidson County, Tennessee, being Lot No. 8 and the easterly 20 feet of Lot No. 9 on the Map of L. A. Warren's Re-subdivision of Block "C" of R. M. Dudley's Subdivision as of record in Plat Book 843, page 102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Lasundra Woods, unmarried by deed from Gary W. Cutler, unmarried of record in Book 8342, page 773, Register's Office for Davidson County, Tennessee. The said Lasundra Woods having since married and being now known as Lasundra Woods Jones.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, their respective heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

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

2. Plan of record in Plat Book 843, page 102, said Register's Office.

Grantors hereby covenants with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, and his respective heirs and assigns, against the lawful claims of all persons.

This is improved property, known as 1421 Kirkland Avenue, Nashville, Tennessee 37216.

WITNESS our hands and official seals at Nashville, Tennessee, on this 16th day of January, 2004.

Lasundra Woods Jones

Roscoe Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Lasundra Woods Jones and husband, , 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 seal, this 16th day of January, 2004

Notary Public

My Commission Expires: 9-25-2004



Master:\Master\WarrantyDeed

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is ~~greater~~, for this transfer is $68,500.00.

AFFIANT

Subscribed ~~and sworn~~ to before me this 16th day of January, 2004.

NOTARY PUBLIC

TOM J. LEWIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires:

11/25/04

Master:\Master\WarrantyDeed