WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/05/04 11:59 2pgs
Fees:13.00 Taxes:277.50

20040305-0025457

JACK CASE WILSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Fonda P. Douglas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF FEBRUARY, 2004.

Notary Public

MY COMMISSION EXPIRES: 4/16/06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

D-0396

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fonda P. Douglas	Bank of America, N.A.	149-04-0-255.00
(NAME)	(NAME)	
408 Gregg Court	830 N. Central Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	St. Petersburg, FL 33701	
(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, Delores L.F. Mayes and husband, Jacob Mayes, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fonda P. Douglas, unmarried, 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. 4-A on the Plan of Zone Lot Division Lots 1 thru 7 Edge-O-Lake Section 21, of record in Plat Book 5200, Page 577, as amended in Plat Book 6200, Page 156 and Surveyor's Correction in Book 6237, Page 243, Register's Office for said County, to which plan reference is hereby made for a more accurate legal description thereof.

Being a portion of the same property conveyed to Jacquelyn P. Fisher by Warranty Deed from Joe W. Wood, Sr., single, dated July 29, 1985 of record in Book 6653, Page 271, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Delores L.F. Mayes and husband, Jacob Mayes by Quitclaim Deed from Jacquelyn P. Fisher, dated December 27, 1985, of record in Book 6748, Page 206, Register's Office for Davidson County, Tennessee.

Delores L.F. Mayes executes this Warranty Deed for and on behalf of herself and Jacob Mayes pursuant to a Power of Attorney recorded simultaneously herewith in Instrument Number * 20040305-0025456, said Register's Office..

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 408 Gregg Court, Nashville, TN 37217

(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 hands this 27th day of February, 2004.

Delores L.F. Mayes

Jacob Mayes by Delores L.F. Mayes, Attorney-in-Fact

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 Delores L.F. Mayes ~~and husband, Jacob Mayes~~ the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 27th day of February, 2004.

Commission expires: 4/16/06

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Delores L.F. Mayes, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Jacob Mayes, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Jacob Mayes. Witness my hand and Notarial Seal this 27th day of February, 2004.

Notary Public

My Commission Expires: 4/16/06

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027