Davidson County DEEDWARR
Recvd: 03/08/04 09:31 2pgs
Fees:13.00 Taxes:407.00

20040308-0025932

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Pamela N. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of March, 2004.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Pamela N. Smith	Wells Fargo Home Mortgage, Inc.	72-14
2006 Scott Avenue	4456 Corporation Lane Suite 300	GROUP
Nashville, Tennessee 37206	Virginia Beach, VA 23462	PARCEL 331

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ******One Hundred Ten Thousand dollars and Zero cents ($110,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Carl Jones, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Pamela N. Smith, a single person, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Lot No. 3 on Block B on the Map of the Subdivision of Belle Forrest No. 2 as of record in Book 843, page 94, Register's Office for Davidson County, Tennessee.

SAID Lot No. 3 fronts 50.0 feet on the west side of Scott Avenue and extends back between parallel lines 150.0 feet to a dead line.

BEING the same property conveyed to Metropolitan Development and Housing Agency by deed from Willie B. Anthony and wife, Susie K. Anthony, of record as Instrument No. 20020925-0117033 in the Register's Office for Davidson County, Tennessee, and being the same property conveyed to Carl Jones by Quitclaim Deed from Metropolitan Development and Housing Agency of record as Instrument No. 20040308-0025931.

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 and all matters shown on the plan of record.

unimproved ☐

This is improved ☒ property, known as 2006 Scott Avenue, Nashville, TN 37206

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, his/her heirs and assigns forever; and I do covenant with the said Grantee that I 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 I do further covenant and bind ourselves, my heirs and

representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her 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 my hand this 5th day of March, 2004.

Carl Jones

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Carl Jones, 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 Nashville, Tennessee this 5th of Mar 2004.

Commission expires: 12/17/05

Notary Public

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
Sumner County, Tennessee