WARRANTY DEED

FILE BOX 19B
04-02-044-D

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,000.00.

Raymond E. Tarkington
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12th day of March, 2004

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
RAYMOND E. TARKINGTON, JR.	**"NEW OWNER"**	103-4
(NAME)	(NAME)	273.00CO
300 Plum Leaf Court		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37069		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **JAMIE DAVID POPE, UNMARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **RAYMOND E. TARKINGTON, JR., MARRIED**, hereinafter called the Grantee(s), 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. 19, on the map of Charlotte Avenue Church of Christ Addition to West Nashville, as of record in Book 547, Page 199, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof. Said Lot No. 19 fronts 50 feet on the southerly side of Idaho Avenue and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Jamie David Pope, by Deed from Jean M. Pope, Peggy A. Sadler, Marjorie L. Allen, Serena M. Coleman, Walter G. Massie and Mary Sue Jones, of record in Book 11644, Page 322, Register's Office for Davidson County, Tennessee.

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

Davidson County DEEDWARR
Recvd: 03/16/04 16:44 2pgs
Fees:13.00 Taxes:514.30

20040316-0029984

BEING unimproved ☐
Improved ☒ property known as: 4105 Idaho Avenue, Nashville, TN, 37209.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 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 WHEREOF, my hand, this 12th day of March, 2004.

Jamie David Pope

JAMIE DAVID POPE

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 **JAMIE DAVID POPE, UNMARRIED**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 12th day of March, 2004.

My Commission Expires: 03/31/07

Notary Public

SCOTT D. REISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.