Recvd 2nd F.L.64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/18/04 15:32 2pgs
Fees:13.00 Taxes:610.50

20040318-0031106

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$165,000.00.**

Ann M McGauran
Affiant

Subscribed and sworn to before me this 19th day of February, 2004.

Notary Public
My Commission Expires
(Official Seal)

ANDREW H. KONEY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Ann M. McGauran	SAME	103-03-072.00
5111 Idaho Avenue		
Nashville, TN 37209		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **The Heirs at Law of Mary Estelle Jones**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Ann M. McGauran and Michael G. McGauran, wife and husband**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the Westerly 50 feet of the southerly 300 feet of the northerly 160 feet of Lots Nos. 23 and 24 of the Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition as of record in Book 421, page 18, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John H. Jones and wife, Estelle Jones, by deed from Charles M. Smith and wife Barbara G. Smith, on November 19, 1962, of record in Book 3463, page 69, Register's Office for Davidson County, Tennessee. The said John H. Jones having since died leaving property to Estelle Jones, also know as Mary Estelle Jones, by right of survivorship. The said Mary Estelle Jones having since died testate leaving the property to John Steven Jones, Samuel Jones, and Tina Jones Horkins as heirs at law by will of record in the Seventh Circuit Court for Davidson County, Tennessee, (Probate Division). case no. 04P-35

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 421, page 18, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 1383, page 98, Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer of record in Book 2349, page 462, Register's Office for Davidson County, Tennessee/

This is improved property known as: **5111 Idaho Avenue, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 February 19, 2004.

The Heirs at Law of Mary Estelle Jones

BY: John Steven Jones
John Steven Jones

BY: Tina Jones Horkins
Tina Jones Horkins

Samuel David Jones Samuel David Jones

BY: John Steven Jones Attorney-in-fact
John Steven Jones, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **John Steven Jones and Tina Jones Horkins,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 19, 2004

My commission expires _____

_____
Notary Public

ANDREW H. MALONEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Davidson County, appeared **John Steven Jones**, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for **Samuel David Jones**, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **Samuel David Jones**, the bargainor(s), by the said **John Steven Jones**, as Attorney-in-Fact.

WITNESS my hand and seal this 19th day of February, 2004

_____ My Commission Expires: 8/30/06
NOTARY PUBLIC

ANDREW H. MALONEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.