WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/29/04 10:02 2pgs
Fees:13.00 Taxes:333.00
20040329-0034772

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Linda J. Safford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF MARCH, 2004.

Shannon Hamblin
Notary Public

MY COMMISSION EXPIRES: 7-29-06
(AFFIX SEAL)

SHANNON HAMBLIN NOTARY PUBLIC STATE OF TENN. COFFEE CO.

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David H. Fann	SAME	MAP 44-13 PAR. 47
(NAME)	(NAME)	
1004 Anita Drive		
(ADDRESS)		
Old Hickory TN 37138		
(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, I, **ROSE P. JONES, A SINGLE WOMAN,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID H. FANN**, HEREINAFTER CALLED THE GRANTEE, HIS 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. 20 on the Plan of Section Two, The Knoll, as of record in Book 2854, Page 66, Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description.

Being the same property conveyed to Joseph Glen Jones and wife, Rose P. Jones by Warranty Deed recorded in Book 3764, Page 109, Register's Office for Davidson County, Tennessee; the said Joseph Glen Jones having since died July 11, 2000 the property vests in Rose P. Jones as surviving tenant by the entirety.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the afore described tract of land.

This is improved property, known as 1004 Anita Drive, Old Hickory, TN 37138
(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 my hand this 9th day of March, 2004.

Rose P. Jones
Rose P. Jones

STATE OF TENNESSEE

COUNTY OF

Before me, the undersigned, a Notary Public, in and for the said County and State, Rose P. Jones, a single woman the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of March, 2004.

Commission expires: 7-29-04

Shannon Hamlin

Notary Public

