Davidson County DEEDWARR
Recvd: 04/02/04 08:35 2pgs
Fees:13.00 Taxes:203.50
20040402-0037092

Space reserved for recording information:

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00 .

Affiant

# WARRANTY DEED

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th DAY OF MARCH, 2004.

(Affix Seal) Notary Public

My Commission Expires: 2/17/06

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Preparer's File #-04C0273

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
**ESCROW SERVICES OF TENNESSEE, LLC**
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Patricia Monyie and Robert Smith and William Smith and Joseph Garner | Same as New Owners | 71-11-119 |
| 309 Marshall Avenue | | |
| Nashville, Tennessee 37207 | | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, CHARLES E. EVANS and wife, JO H. EVANS, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto PATRICIA MONYEI, unmarried AND ROBERT SMITH, unmarried AND WILLIAM SMITH, unmarried AND JOSEPH GARNER, unmarried, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is ( X ) improved property known as **309 Marshall Avenue, Nashville, Tennessee 37207**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 **30th** day of **March, 2004**:

Charles E. Evans

Jo H. Evans

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 CHARLES E. EVANS and JO H. EVANS, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, TN, this 30th day of March, 2004.

Notary Public

My Commission Expires: 2/17/06

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

# EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 47 on the Plan of Trinity Heights Addition, of record in Book 161, page 38, Register's Office for said County.

Said property fronts 50 feet on the northerly margin of Marshall Avenue and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Charles E. Evans and wife, Jo H. Evans by Deed from Secretary of Housing & Urban Development of record in Book 5944, page 623, said Register's Office.

BEING FURTHER THE SAME PROPERTY CONVEYED TO THE GRANTORS HEREIN BY INSTRUMENT OF RECORD AT INSTRUMENT NUMBER _____, DAVIDSON COUNTY, TENNESSEE REGISTER OF DEEDS.