Davidson County DEEDWARR
Recvd: 04/05/04 15:43 1pgs
Fees:13.00 Taxes:423.65

20040405-0038449

WARRANTY DEED

SIERS-04MT0497

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,500.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF March, 2004.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 7/23/06

THIS INSTRUMENT WAS PREPARED BY:
Middle Tennessee Escrow Company, LLC
7000 Executive Center Dr., Ste. 110
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin Siers and Kimberly Stewart	Countrywide Home Loans	53-12-62
(NAME)	(NAME)	
200 Pitts Ave.	3011 Armory Drive, Suite 120	
(ADDRESS)	(ADDRESS)	
Old Hickory, Tennessee 37138	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, IDA EVELYN JONES, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JUSTIN SIERS AND KIMBERLY STEWART, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit:

Being the northerly part of Lot No. 1 on the Plan of the unrecorded May's Subdivision described in survey of March 29, 1951, by Z. J. Wilkinson, Surveyor, and more particularly described as follows; Beginning at a steel pin at a point in the westerly margin of Hadley Bend Road, which point if 803.8 feet from the Tennessee Central Railway right-of-way, running thence in a southerly direction with the westerly margin of Hadley Bend Road, 117 feet to a point; thence westerly and at a 90 degree angle to Hadley Bend Road, 118 feet to a steel pin; thence southerly at a 90 degree angle 14.5 feet to a steel pin; thence southwesterly 254 feet to a steel pin; thence northwesterly 39.5 feet to a point in the northerly side of Lot No. 1; thence North 51 degrees 10' East along the northerly side of Lot No. 1, 426.4 feet to the point of beginning.

Being the same property conveyed to James B. Jones and wife, Ida H. Jones by warranty deed from Elgan Hudnall and wife, Irene W. Hudnall dated 1/11/66 and filed of record in Book 3978, page 525, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 200 Pitts Ave., Old Hickory, Tennessee 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/our hand(s) this 26th day of March, 2004.

Ida Evelyn Jones

Ida Evelyn Jones

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 Ida Evelyn 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 Old Hickory, Tennessee, this 26th day of March, 2004.

My Commission Expires: 7/23/06

Notary Public