THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

SEND TAX BILLS TO: + Name + Address of New Owners
SAME - Doretha + Marvin Cotham
4320 W. Hamilton Rd
Nashville, TN 37218

Davidson County DEEDWARR
Recvd: 04/19/04 13:48 2pgs
Fees:13.00 Taxes:406.63

20040419-0044123

MAP PARCEL NUMBERS

58-14-97-0-97.00

WARRANTY DEED

THIS INDENTURE, made and entered into this 25TH day of MARCH, **2004**, by and between **Warren Jones and Brenda Jones (deceased), husband and wife**, party of the first part, and **Doretha Cotham and Marvin Cotham, wife and husband**, party of the second part,

WITNESSETH: That for and in consideration of **$109,900.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of Gold Key Addition, to-wit:
Section One, of record in Book 4675, page 14, Register's Office for Davidson County, described as follows:

Beginning at a point in the easterly margin of West Hamilton Road, said point being the common corner of Lots 74 and 75 on said Plan, thence with the line between said lots east, a distance of 140.7 feet to the westerly line of Lot 80, thence with said line north, a distance of 100.87 feet to the line of a parcel marked "Future development", thence with said line west, a distance of 147.8 feet to the margin of West Hamilton Road, thence with said margin of said Road south, a distance of 80.0 feet to the point of beginning.

Being the same property conveyed Warren Jones and wife, Brenda Jones, by Special Warranty Deed, of record in Book 9163, page 154, in the Register's Office of Davidson County, Tennessee. The said Brenda Jones has since deceased.

This property is also known as 4320 West Hamilton Road, Nashville, TN 37086.

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 said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part 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.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Warren Jones

(Deceased)
Brenda Jones

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Warren Jones** ~~and Brenda Jones~~ 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 Notarial Seal at office this 25 day of March, **2004.**

My commission expires _____

Notary Public

TIM E. PLANICKA NOTARY PUBLIC AT LARGE WILSON COUNTY TN
MY COMMISSION EXPIRES MAY 29, 2006

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$109,900.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 25 day of March, **2004**.

PROPERTY ADDRESS:
4320 West Hamilton Road
Nashville, TN 37218

TIM E. PLANICKA NOTARY PUBLIC AT LARGE WILSON COUNTY TN
MY COMMISSION EXPIRES MAY 29, 2006