File #200450139

PICK-UP

Davidson County DEEDWARR
Recvd: 04/20/04 14:39 2pgs
Fees:13.00 Taxes:658.23

20040420-0044768

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 177,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of April, 2004.

Notary Public

MY COMMISSION EXPIRES: 5/30/2007

(AFFIX SEAL)

RICHARD MANSON NOTARY PUBLIC AT LARGE DAVIDSON TENN

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melvin Jones, Jr	**GMAC Mortgage**	Map 53-09-0
(NAME)	(NAME)	
705 Jessica Taylor Drive	**100 Witmer Road**	Parcel 063.00
(ADDRESS)	(ADDRESS)	
Madison TN 37115	**Horsham, PA 19044**	
(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, and other good and valuable considerations, the receipt of which is hereby acknowledged, **ANDREW N. BARRASS AND WIFE, MARY KAY BARRASS,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **MELVIN JONES, JR,*** hereinafter called the GRANTEE, this heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

***unmarried**

Land in Davidson County, Tennessee, being all of Lot No. 68, on the Plan of Phase II, Kimbolton, as shown by plat appearing of record in Plat Book 6900, Pages 792 through 794, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Andrew N. Barrass and wife, Mary Kay Barrass by Warranty Deed dated October 28, 1993 of record in Book 9144, Page 575, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Declaration of Covenants, Conditions and Restrictions of record in Book 7464, Page 969 and amended in Book 7470, Page 126 and in Book 7799, Page 50; By-Laws of record in Instrument No. 20030226-0025658; Charter of Kimbolton Homeowners' Association of record in Book 7483, Page 982 and re-recorded in Book 7507, Page 67, any and all matters shown on plat of record in Plat Book 6900, Pages 792 through 794; and any and all matters of record; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 705 Jessica Taylor Drive, Madison, TN 37115
(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 GRANTEE, his heirs and assigns forever; and Grantors covenant with the said GRANTEE that they 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 15th day of April, 2004.

Andrew N. Barrass

Mary Kay Barrass

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Andrew N. Barrass and Mary Kay Barrass husband and wife who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 15th day of April, 2004.

Notary Public

My Commission Expires: 7-23-05

(SEAL)

LINDA V. JONES
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076