BOX #14A

# WARRANTY DEED

State of Tennessee )
County of Davidson )

G#17024-2

The actual consideration or value, whichever is greater, for this transfer is **$139,400.00.**

Affiant

Subscribed and sworn to before me, this the 23rd day of April, 2004.

Notary Public

My commission expires: 5/29/05

(AFFIX SEAL)

DEBORAH M. CRIEGE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 04/26/04 09:13 2pgs
Fees:13.00 Taxes:515.78

20040426-0046831

**THIS INSTRUMENT WAS PREPARED BY**
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **THOMAS JUTZ and EVA STABENOW** | **"NEW OWNERS"** | **Map 083-05-0, Parcel 353.00** |
| **1411 A Franklin Avenue** | | |
| **Nashville, Tennessee 37206** | | |

FOR AND IN 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, WE,

**JONATHAN D. HAIGH, a single man**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**THOMAS JUTZ and EVA STABENOW, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 47 on the Map of Subdivision of Part of The Weakley Home Place, of record in Book 421, Page 36, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.**

**BEING the same property conveyed to Jonathan D. Haigh, a single man, by Warranty Deed dated July 31, 2000, from Fred J. Prazeau, III, and wife, Alyssa P. Prazeau, of record in Instrument No. 20000802-0076409, Register's Office for Davidson County, Tennessee.**

**THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.**

**THIS instrument is being executed in behalf of Jonathan D. Haigh pursuant to a Power of Attorney executed by him on the 20th day of April, 2004, of record in Instrument No. 20040426-0046830, Register's Office for Davidson County, Tennessee.**

This is Improved (__XX__) Unimproved (____) property, known as: **1411 A & B Franklin Avenue, Nashville, Tennessee 37206.**

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 convenant 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 **23rd** day of **April, 2004.**

Jonathan D. Haigh

**JONATHAN D. HAIGH**

Jason Bates Attorney in Fact

**By: JASON BATES, ATTORNEY-IN-FACT**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

On this 23rd day of April, 2003, before me personally appeared **JASON BATES**, to me known to be the person who executed the foregoing instrument in behalf of **JONATHAN D. HAIGH,** and acknowledged that he executed the same as the free act and deed of said **JONATHAN D. HAIGH**.

Witness my hand and official seal at Nashville, Tennessee.

**Notary Public**

**My Commission Expires:** 12-12-04




Comm. Expires 12/12/04