Davidson County DEEDWARR
Recvd: 04/30/04 10:37 2pgs
Fees:13.00 Taxes:192.40
20040430-0049244

THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
Washington Square, Suite 400
214 Second Avenue, North
Nashville, TN 37201-1476

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $52,000.00.

Affiant

Sworn to and subscribed before me this 27 day of April, 2004.

NOTARY PUBLIC

My Commission Expires: 5-28-04

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Alvin T. Jones, etux,	Same	Map 119-15
127 Neese Drive		Parcel 151
Nashville, TN 37217		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Sarah A. Anderson, unmarried**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Alvin T. Jones, Jr., and wife, Linda M. Jones**, hereinafter called "Grantee", their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 13 on the Map of Neese Heights, as of record in Book 1424, page 114, Register's Office for Davidson County, Tennessee, described as follows:
>
> Said Lot No. 13 fronts 100 feet on the southerly side of Neese Drive, and runs back between lines, 172.93 feet on the easterly line and 172.95 feet on the westerly line, to a dead line in the rear, measuring 100 feet thereon.
>
> Being the same property conveyed to Sarah A. Anderson, by Trustee's Deed from Robert F. Spann, Trustee, of record in Instrument Nos. 20040202-0012124 and Instrument No. 20040210-0015940, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 127 Neese Drive, Nashville, TN 37217

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, their heirs and assigns forever; and Grantor does 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 the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind myself, my heirs,

assigns 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 my hand this 27 day of April, 2004.

Sarah A. Anderson

Sarah A. Anderson

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, **Sarah A. Anderson**, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 27 day of April, 2004.



NOTARY PUBLIC

My Commission Expires: 5-28-04