PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 05/12/04 09:41 8pgs
Fees:43.00 Taxes:38.85



20040512-0054641

WARRANTY DEED

THIS INDENTURE is made and entered into this **6th** day of **May, 2004, by and between Mary Patton, unmarried, Milton Eugene Jones, Jr.,married, Paulette Jones, unmarried, Larry Jones, married, Bernard Jones, married and Michael Jones, married, hereinafter called Grantor, and Gregory Pollard, married, hereinafter called Grantee.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, Mary Patton, unmarried, Milton Eugene Jones, Jr.,married, Paulette Jones, unmarried, Larry Jones, married, Bernard Jones, married and Michael Jones, married, Grantors do hereby bargain, sell, transfer and convey unto Gregory Pollard, married, hereinafter referred to as Grantee, his successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is unimproved property known as 925 Locklayer Street, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons whomsoever.

The spouses of the above-stated married Grantors, join in the herein conveyance for the purpose of conveying any right, title and interest they may have in and to the property described herein, marital or otherwise.

WITNESS the hand and seal of Grantor on the day and year first above written.

Mary Kathryne Patton

Mary Patton
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Mary Patton, the within named bargainor, 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, at office, this **6th** day of May, 2004.

Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

Gregory Pollard
5224 Santeetah Way
Goodlettsville, TN 37072

Property Address:

925 Locklayer Street
Nashville, Tennessee 37208

Person Responsible for Taxes:

Same

Map & Parcel #: MAP 82-13 PARCEL 71

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$10,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **6th** day of **May, 2004.**

Notary Public

My Commission Expires: 5/30/2004

File #04-1994

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Milton Eugene Jones, Jr.

Donella Cross Jones

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Milton Eugene Jones, Jr. and wife, Donella Cross Jones, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my official hand at Madison, Tennessee, on this 6th day of May, 2004.

Notary Public

DENISE C. ALLIS ★ NOTARY PUBLIC AT LARGE ★ DAVIDSON COUNTY, TENNESSEE

My Commission Expires: May 30, 2004

Paulette Jones

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paulette Jones, the within named bargainor, 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 official hand at Madison, Tennessee, on this 6th day of May, 2004.

Notary Public

NOTARY PUBLIC AT LARGE
DENISE C. ALLEN
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: May 30, 2004

Larry Jones

Anita Carter Jones

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Larry Jones and wife, Anita Carter Jones, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my official hand at Madison, Tennessee, on this 6th day of May, 2004.

Notary Public

DENISE C. ALLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: May 30, 2004

Bernard Jones

Shelia Sloss Jones

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bernard Jones and wife, Shelia Sloss Jones, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my official hand at Madison, Tennessee, on this 6th day of May, 2004.

Notary Public

DENISE C. ALLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: May 30, 2004

Michael Jones

Valerie Smith Jones

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Jones and wife, Valerie Smith Jones, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my official hand at Madison, Tennessee, on this 6th day of May, 2004.

Notary Public

My Commission Expires: May 30, 2004

DENISE C. ALLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 48 in the Bransford Realty Companies North Hill Subdivision, of record in Book 421, page 76, of the Registers Office for Davidson County, Tennessee, being more accurately described as follows: beginning at a point 75 feet east of the intersection of Belleville Street or 10th Avenue North and Lochlayer Street, 35 feet to a point; thence southerly between lines one hundred feet more or less, to an alley, thence westerly along the northerly margin of said alley thirty-five feet to a point; thence northerly 100 feet to the point of beginning.

Being the same property conveyed to Will Jones and wife, Charlie Lee Jones by Deed from Bransford Realty Company, of record in Book 499, page 410, Register's Office for DAVIDSON County, Tennessee. Will Jones died intestate on May 8, 1950, survived by his spouse, Charlie Lee Jones. Charlie Lee Jones died intestate on March 22, 1977, survived by four children, namely: Dewitt Jones, Mary Katherine Jones, n/k/a Mary Patton, Willie Jones and Milton Eugene Jones. Maurice Jones, a child of Charlie Lee Jones, died intestate and without surviving issue on October 5, 1968. Dewitt Jones died December 12, 1983 intestate without surviving issue. Willie Jones died intestate without issue surviving on April 6, 1997. Milton Eugene Jones died September 27, 1998 intestate, survived by his spouse, Ruby Jones, who subsequently died intestate, survived by the following issue of Milton Eugene Jones and Ruby Jones, namely: Milton Eugene Jones, Jr., Paulette Jones, Larry Jones, Bernard Jones and Michael Jones, all of whom are sui juris. Ownership and title in and to the above described property is, therefore, vested as follows: A three-fourths (3/4) undivided interest in Mary Katherine Jones Patton, a/k/a Mary Patton, and a one-fourth (1/4) undivided interest in Milton Eugene Jones, Jr., Paulette Jones, Larry Jones, Bernard Jones and Michael Jones. Mary Katherine Jones Patton, a/k/a Mary Patton is unmarried; her spouse, Edward Patton having died in 1986, intestate and without issue. Donella Cross Jones, spouse of Milton Eugene Jones, Jr., joins in the execution of this deed. Anita Carter Jones, spouse of Larry Jones, joins in the execution of this deed. Shelia Sloss Jones, spouse of Bernard Jones, joins in the execution of this deed. Valerie Smith Jones, spouse of Michael Jones, joins in the execution of this deed. Paulette Jones is unmarried. The spouses of the grantors have signed and executed this deed for the purpose of conveying and waiving such marital rights, if any, they may have in and to the said property, marital or otherwise.

EXHIBIT 'B'

1. All matters as set forth on the Plan of Bransford Realty Company Subdivision, of the south part of the North Hill Tract, of record in Plat Book 421, page 76. Register's Office for Davidson County, Tennessee, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

2. All REAL PROPERTY taxes for the year 2004 and subsequent years, A LIEN, not yet due and payable (MAP 82-13 PARCEL 71).