Davidson County DEEDWARR
Recvd: 05/14/04 15:15 2 pgs
Fees:13.00 Taxes:268.25

20040514-0057124

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$72,500.00.**

Jeremy Edward Barnett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE MAY 13, 2004.

LOUISE N. TURPIN NOTARY PUBLIC AT LARGE WILSON COUNTY, TENNESSEE

Louise N. Turpin
Notary Public

MY COMMISSION EXPIRES: 3/11/06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Wilson County, Inc., 1281-G North Mt. Juliet Road, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremy Edward Barnett	New South Federal Savings Bank	Map 119-6, Parcel 173.00
76 Jay Street	210 Automation Way	6DA 14767
Nashville, Tennessee 37210	Birmingham, Alabama 35210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **BETTY J. KLAUSMEIER, AN UNMARRIED PERSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEREMY EDWARD BARNETT, A SINGLE MAN** , 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:

Being Lot 11 on the plan of Sterling Heights, Section Two, as of record in Plat Book 1424, Page 104, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Betty J. Klausmeier, an unmarried person by Warranty Deed from James R. Martin, an unmarried person of record in Book 7969, Page 871, Register's Office, Davidson County, Tennessee.
This is the same description as in previous deed of record.
This conveyance is subject to any and all easements and minimum building setback lines of record.

THIS conveyance is made subject to easements, restrictions, , encumbrances and ordinances as they affect the premises.

unimproved ☐

This is improved ☒ property, known as 76 Jay Street, Nashville, TN 37210

(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 GRANTEES, their heirs 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 covenant 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 May 13, 2004.

Betty J. Klausmeier

Betty J. Klausmeier

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, , a Notary Public in and for said County and State, the within named Betty J. Klausmeier, an unmarried person, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this May 13, 2004

Commission expires: 3/11/06

LOUISE N. TURPIN
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENNESSEE

Louise N. Turpin

Notary Public