Davidson County DEEDWARR
Recvd: 05/25/04 09:41 3pgs
Fees:18.00 Taxes:131.35
20040525-0061057

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
P.O. BOX 489
JOELTON, TN 37080

WARRANTY DEED

THIS INDENTURE is made and entered into this **20th** day of **May, 2004, by and between Mary Sue Gifford, a married woman, hereinafter called Grantor, and Jason B. McReynolds, an unmarried man, 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 Sue Gifford, a married woman, as Grantor, does hereby bargain, sell, transfer and convey unto Jason B. McReynolds, an unmarried man, 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 improved property known as 1817 Delta Avenue, 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 herself and her successors, heirs and assigns and beneficiaries, to warrant and forever defend the title to said Grantee, his successors, heirs and assigns, against the lawful claims of all person whomsoever.

William C. Gifford, husband of Mary Sue Gifford, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest he 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 Sue Gifford
Signature of Seller

William C. Gifford
Signature of Seller Spouse

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Mary Sue Gifford, a married woman and husband, William C. Gifford 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 hand, at office, this **20th** day of May, 2004.

Howard M. Skipworth
Notary Public

My Commission Expires:_____ **.endif**

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.
MY COMMISSION EXP. JANUARY 26, 2008

Name and Address of Property Owner:

Jason B. McReynolds, an unmarried man
1517 Naples Avenue
~~1817 Delta Avenue~~
Nashville, Tennessee ~~37208~~ 37207

Property Address:

1817 Delta Avenue
Nashville, Tennessee 37208

Person Responsible for Taxes:

Same

Map & Parcel #: MAP 81-8, PARCEL 114

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 **$35500** 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.

Jason B McReynolds
Affiant

Sworn to and subscribed before me, a Notary Public, this **20th** day of **May, 2004.**

Howard M Skipworth
Notary Public

My Commission Expires: _____

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.
MY COMMISSION EXP. JANUARY 26, 2008

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
P.O. BOX 489
JOELTON, TN 37080 04-7399

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 370, in North Nashville Real Estate Company's Plan of Lots, as of record in Book 21, page 105, Register's Office for said County.

Being the same property conveyed to Mary Sue Gifford, a married woman by Warranty Deed from Rosa Lee Houston, of record in Instrument Number 20030828-0124785, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2004 and subsequent years, A LIEN, not yet due and payable (MAP 81-8, PARCEL 114).

2. All matters as set forth on the Plan of NASHVILLE REAL ESTATE COMPANY, of record in Plat Book 21, page 105, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.