FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of May, 2004

Notary Public: ~~Patricia Nicholls~~

MY COMMISSION EXPIRES: ~~01/29/05~~ 1/26/08
(AFFIX SEAL)

ANITA LESTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Jeffrey Jones	New Owner	Map 072
1411 Litton Avenue		Group 11-0
Nashville, TN 37216		Parcel 015.00

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

Raymond E. Jones
hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Jeffrey Jones, unmarried
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 No. 1 on the Plan of Young Heirs Subdivision, not of record, in the 11th Civil District of said County and State, and described according to a plan made by Harvey Gee, March 20, 1949, as follows:

Being at a point in the northerly margin of Litton Avenue and the common corners of Lots 1 and 2; thence easterly with the margin of Litton Avenue 50 feet to a concrete monument; thence along the easterly line of Lot 1, north 7 degrees east 200.4 feet to the corner of Lots 1 and 12; thence westerly along the line between said Lots 50 feet to the rear corner of Lots 1, 2, 11, and 12; thence south 7 degrees west along the line between Lots 1 and 2, 200.4 feet to the point of beginning.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1411 Litton Avenue, Nashville, TN 37216

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 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 hand this 26th day of May, 2004.

Raymond E. Jones

Davidson County DEEDWARR
Recvd: 06/02/04 13:45 2pgs
Fees:13.00 Taxes:205.83
20040602-0064546

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 Raymond E. Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that heexecuted the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of May, 2004.

My Commission Expires: 01/29/05

Notary Public

PATRICIA NICHOLLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.