WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

X Torrence M. Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of May, 2004

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 1-27-07

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:
Torrence M. Jones	NBank	Map 071
1517 Rosedale Avenue	136 Walton Ferry Road	Group 12-0
Nashville, TN 37207	Hendersonville, TN 37075	Parcel 257.00

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

Stella S. Black

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Torrence M. Jones, unmarried

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Daivdson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 6 as shown on the Plan of Williams & Hayes Co.'s Belle View Subdivision, Resubdivision of Lot No. 9, and the northerly 111 feet of Lot No. 10, of record in Book 3842, Page 195, said Register's Office.

Said Lot No. 6 fronts 50.0 feet on the easterly side of Rosedale Avenue, and runs back between parallel lines measuring 200.0 feet; to a line in the rear measuring 50.0 feet.

Being the same property conveyed to McKinley Black and wife, Stella S. Black, by deed from Andrew Ewing, Trustee, of record in Book 4276, Page 876, said Register's Office, dated October 9, 1968. The said McKinley Black now being deceased.

This conveyance is made subject to: (1) 2004 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 3842, Page 195, said Register's Office.

Power of Attorney of record in Instrument 20040604-0066357, said Register's Office.

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 1517 Rosedale Avenue, Nashville, TN 37207

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 28th day of May, 2004.

Stella S. Black by Beverly Arnold Atty-in-Fact.
Stella S. Black

Davidson County DEEDWARR
Recvd: 06/04/04 14:48 2pgs
Fees:13.00 Taxes:240.50

20040604-0066358

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, Beverly Omido, 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 on behalf of Stella S. Black as her Attorney in Fact as the free act and deed of the within named Stella S. Black.
Witness my hand and official seal at Nashville, Tennessee the 28th day of May, 2004.

My Commission Expires: 1-27-07

Notary Public

ZANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.