Davidson County DEEDWARR
Recvd: 06/17/04 12:26 1pgs
Fees:13.00 Taxes:288.60

20040617-0071794

RECORD AND RETURN TO:
GOBER TITLE & ESCROW
4989 Lebanon Pike, # 2A
Old Hickory, TN 37138

WARRANTY DEED

TINA NICHOLS NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE MY COMMISSION EXPIRES 06-28-04

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of June, 2004

Notary Public

MY COMMISSION EXPIRES:_____

THIS INSTRUMENT WAS PREPARED BY
GOBER TITLE & ESCROW, 4989 Lebanon Pike, Old Hickory, TN 37138

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edwin Smith	**Edwin Smith**	082-03-0-495.00
Lan1006 North 5th Street	**202 Sunset Circle**	
Nashville,TN 37207	**Nashville, TN 37207**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

J&M Solutions, LLC

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Edwin Smith, unmarried

HEREINAFTER CALLED THE GRANTEES, ***His /Her / Their*** HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, Being Lot o. 114 on the Map of the Willis Sharp and Crutcher's Addition as of record in Book 57, Page 82, Register's Office for said County.

Being the same property conveyed to J & M Solutions by Deed from Clarence Summey, dated 04/24/03, of record in Instrument No. 20030424-0055554, said Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **1006 North 5th Street, 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 ***GRANTEE(S), He/Her/ Their*** heirs and assigns forever, and ***do(es)*** covenant with the said ***GRANTEE(S)*** that I/we have 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 ***do(es)*** further covenant and bind ***myself/ourselves, my/our*** heirs and representatives, to warrant and forever defend the title to the said land to the said ***GRANTEE(S),his/her/ 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 our hands this 8th day of June, 2004

J & M Solutions by Jeff Brannon, Managing Member

STATE OF TENNESSEE COUNTY OF DAVIDSON

Before me, Tina Nichols, a Notary Public within and for the State and County aforesaid personally appeared Jeff Brannon, Managing Member of J & M Solutions, LLC with whom I am personally acquainted and who upon His oath(s) acknowledged himself to be the Managing Member respectively of the J&M Solutions and the within named bargainor, and corporation, and that he as such officer(s) being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, and attesting the same as such officer(s).

Witness my hand and official seal this the 8th day of June, 2004.

TINA NICHOLS NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE MY COMMISSION EXPIRES 06-28-04

My commission expires:_____ Notary Public