RECORD & RETURN TO:
FILE BOX 36 if Davidson County

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/18/04 11:21 2pgs
Fees:13.00 Taxes:462.50

20040618-0072365

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $125,000.00

*Affiant*

Subscribed and sworn to me on June 15, 2004.

NOTARY PUBLIC

My Commission Expires SEPT. 24, 2005

THIS INSTRUMENT WAS PREPARED BY:
David B. Herbert
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20174SP

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Kimberly D. Crane<br>Jason C. Mallory<br>908 Potter Lane<br>Nashville, TN 37206 | new Owner | 083-12-0-131.00 |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Robert Anthony Jacobs and Jo Anna Jacobs, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Kimberly D. Crane, unmarried, and Jason C. Mallory, unmarried, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 143, on the Map of Section V, Rosewood Heights, as of record in Book 2331, page 39, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert Anthony Jacobs and wife, Jo Anna Jacobs, by Warranty Deed from William C. York and wife, Susan D. York, of record in Book 10477, page 916, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2003 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Matters shown on plan of record in Book 2331, page 39, Register's Office for Davidson County, Tennessee; and

4. Easement for sanitary sewers and/or storm drainage, of record in Book 4007, page 1, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 908 Potter Lane, Nashville, TN 37206.

**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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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** our hands on June 15, 2004.

**Robert Anthony Jacobs**

**Jo Anna Jacobs**

**STATE OF TENNESSEE, COUNTY OF DAVIDSON**

On June 15, 2004, before me personally appeared Robert Anthony Jacobs and Jo Anna Jacobs, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on June 15, 2004.

NOTARY PUBLIC

My Commission Expires: 9/24/05

My Commission Expires SEPT. 24, 2005