Davidson County DEEDWARR
Recvd: 07/08/04 15:42 2pgs
Fees:13.00 Taxes:943.13

20040708-0081540

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $254,900.00

Carrie Tesler
Affiant

Subscribed and sworn to before me, this 28th DAY OF June, 2004.

Notary Public

My COMMISSION EXPIRES: 11-24-07
(AFFIX SEAL)

CARRIE ANN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

B-ERA-04-0401

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald Bradley Jones	SouthTrust Mortgage	
401 Bowling Avenue, Unit #99 (ADDRESS)	(NAME) 210 Wildwood Parkway, Suite 100 (ADDRESS)	104-13-B-91
Nashville, Tennessee 37205 (CITY) (STATE) (ZIP)	Birmingham, AL 35209 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CHARLES A. BURDESHAW AND ROSEMARY B. BURDESHAW, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DONALD BRADLEY JONES AND WIFE, ELIZABETH H. JONES, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Building Site No. 91 on the site Plan of Richmeade Place, Section VI, as of record in Book 5210, Page 357, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Charles A. Burdeshaw and wife, Rosemary B. Burdeshaw by Deed dated July 18, 1986 and filed for record on July 22, 1986 in Book 6924, Page 56, Register's Office for Davidson County, Tennessee.

Restrictive Convenants of record in Deed Book 4941, Page 637, Book 5019, Page 946, Book 5039, Page 256, Book 5094, Page 473, Book 5238, Page 385 and Book 5733, Page 628, Register's Office of said County.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 401 Bowling Avenue, Unit #99, Nashville, Tennessee 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 28th day of June, 2004.

Charles A. Burdeshaw by Harold Donnelly, Attorney-In-Fact

Rosemary B. Burdeshaw by Harold Donnally, Attorney-In-Fact

By Harold Donnelly
Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Harold DoNnelly, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Charles A. Burdeshaw and Rosemary B. Burdeshaw and acknowledged that he/she executed the same as the free act and deed of the said Charles A. Burdeshaw and Rosemary B. Burdeshaw.

Witness my hand and official seal at
Mary Frances Rudy
on this the 28th day of June, 2004.
Nashville, Tennessee
NOTARY PUBLIC

My Commission Expires: 7-29-06



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903