THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

Address New Owner(s)
Jillian Etherington

Davidson County DEEDWARR
Recvd: 07/12/04 10:20 2pgs
Fees:13.00 Taxes:111.00
20040712-0082411

Send Tax Bills To:
Jillian Etherington
1444 Campbell Rd
Goodlettsville, TN 37072

Map & Parcel Nos.:
71-15-0-303.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$30,000.00**, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **The Provident Bank d/b/a PCFS Financial Services** (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto **Jillian Etherington, Unmarried** (herein referred to as "Grantee"), her heirs and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 111 on the plan of Sharpe & Horn's Second Subdivision of the Lindsley property in Northeast Nashville, of record in Book 161, page 53, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to The Provident Bank d/b/a PCFS Financial Services by Substitute Trustee's Deed from Paul N. Royal, Substitute Trustee, of record in Instrument Number 200307100095870, dated 5-30-03, and recorded 7-10-03, Register's Office for Davidson County, Tennessee.

This improved property is also known as 1219 Joseph Avenue, Nashville, TN 37207.

The above referenced property is identical to the one in the previous deed of record.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2004 which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Plat Book 161, Page 53; any and all easements, right of ways, setback lines, covenants, restrictions, zoning regulations, etc. of record in the Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said property, that it has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and **2004** real estate taxes, which are to be prorated.

But this Warranty Deed is limited to the time in which said real estate was lawfully seized and possessed by Grantors herein and does not extend to any previous time thereto. Wherever used, the singular number shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

GRANTOR FURTHER COVENANTS with the said Grantee and binds herself, her heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, her heirs and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

WITNESS this the **9th** day of **July, 2004**.

GRANTOR:

The Provident Bank d/b/a PCFS Financial Services

By: M. B. McCoy

By: Vermeka Noakes

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$30,000.00**.

AFFIANT

Subscribed and sworn to before me, this **9th** day of **July, 2004**.

NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC AT LARGE WILSON COUNTY, TN
MY COMMISSION EXPIRES MAY 29, 2006

STATE OF OHIO)

COUNTY OF HAMILTON)

Personally appeared before me, Kay Pierce, a Notary Public in and for said state and county, M. B. McCoy and Vermeka Noakes , with whom I am personally acquainted, and who acknowledged that she/he executed the within instrument for the purposes therein contained, and who further acknowledged that she/he is the **Vice President and Authorized Signer** of **The Provident Bank d/b/a PCFS Financial Services**, the maker, and is authorized by the maker to execute this instrument on behalf of the maker as its Vice President and Authorized Signer.

WITNESS my hand and seal at office this **9th** day of **July, 2004**.

NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC STATE OF OHIO

KAY E. PIERCE
Notary Public, State of Ohio
My Commission Expires
December 16, 2008

NAME AND ADDRESS OF NEW OWNER:
Jillian Etherington
1219 Joseph Avenue
Nashville, TN 37207

PROPERTY ADDRESS:
1219 Joseph Avenue
Nashville, TN 37207