# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/20/04 15:55 2pgs
Fees:13.00 Taxes:384.80

20040720-0086807

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER
$ 104,000

Albert G. Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16TH DAY OF JULY, 2004

Denise E. Cole
Notary Public

MY COMMISSION EXPIRES: JANUARY 26, 2008

(AFFIX SEAL)

DENISE E. COLE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

**THIS INSTRUMENT WAS PREPARED BY**
DENISE E. COLE, ATTORNEY AT LAW
COLE LAW FIRM, LLC
2205 STATE STREET,
NASHVILLE, TN 37203

| ADDRESS OF NEW OWNER: AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| ALBERT G. JONES | HOMECOMINGS FINANCIAL NETWORK, INC | Map-Par 69-16-2 |
| (NAME) | (NAME) | |
| 3728 JOHN MALLETTE DRIVE | P.O. BOX 890036 | |
| (ADDRESS) | (ADDRESS) | |
| NASHVILLE, TN 37218 | DALLAS, TX 75389 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I **EVELYN S. BOTTS, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALBERT G. JONES, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a tract or parcel of land (Metropolitan Tax Map 69-16, Parcel 2) lying in the First Civil District, Davidson County, Tennessee, located on the northerly right-of-way of Hydes Ferry Pike near the intersection of Old Hydes Ferry Road and being more particularly described as follows:

Beginning at an iron pin (by others) located on the northerly right–of-way of Hydes Ferry Pike, being the southeasterly corner of the herein described tract and the southwesterly corner of the property now or formerly conveyed to "Nashville Young Mens Christian Assoc., Inc., as of record in Book 4293, page 371, Register's Office for said County; thence continuing with said right-of-way North 76 deg. 55 min. 55 sec. West, 64.58 feet; thence with a curve to the right with a delta of 17 deg. 10 min. 04 sec., a radius of 1125.92 feet and an arc length of 337.38 feet to the southwesterly corner of the herein described tract; thence leaving the aforestated right-of-way and running North 82 deg. 53 min. 55 sec. East 318.11 feet to the northeasterly corner of the

herein described tract and lying in the westerly line of the abovementioned "Nashville Young Mens Christian Assoc., Inc." Property; thence South 22 deg. 26 min. 05 sec. East, 28.11 feet; thence South 17 deg. 50 min. 00 sec. East, 159.83 feet to the northerly right-of-way of Hydes Ferry Pike and the point of beginning.

Being the same property conveyed to EVELYN S. BOTTS, deed of record in Book 9661, page 697, said Register's Office, and by Final Decree of Divorce Docket No. 03-D-2342, Fourth Circuit Court for Davidson County, Tennessee. In # 20040720-0086806

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, his heirs and assigns forever, and we do covenant with the said GRANTEE 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, his 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 16th day of July, 2004.

Evelyn S. Botts

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 **Evelyn S. Botts**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official Seal this 16th day of July, 2004

My Commission Expires: January 26, 2008

DENISE E. COLE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

**Please return to**
Cole Law Firm, LLC
2205 State Street
Nashville, TN 37205