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

Davidson County DEEDWARR
Recvd: 07/21/04 11:19 1pgs
Fees:13.00 Taxes:340.40
20040721-0087151

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of June, 2004

Notary Public

MY COMMISSION EXPIRES: 6/28/08

TINA NICHOLS NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

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 **1608 10th Ave. North** **Nashville,TN 37208**	**SAME**	**81 - 12 - 145**

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, an unmarried man

HEREINAFTER CALLED THE GRANTEES, ***His*** 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 No. 230 in McGavock, Wetmore and Others Addition to Nashville, called the Addition to the Town of McGavock, as of record in Book 21, Page 23, Register's Office for said County.
Said Lot No. 230 fronts 50 feet on the easterly side of Tenth Avenue North, formerly Polk Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to J & M Solutions, LLC by Deed from Clarence Summey, married, dated May 27, 2003, record as Instrument No. 20030610-0079919 in the Register's Office of Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **1608 10th Ave. North, Nashville, TN 37208**

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 11th day of June, 2004

J&M Solutions, LLC by Jeff Brannon, Chief Manager

STATE OF TENNESSEE COUNTY OF DAVIDSON

Before me, Tina Nichols, a Notary Public within and for the State and County aforesaid personally appeared J & M Solutions, LLC by Jeff Brannon, Chief Manager with whom I am personally acquainted and who upon His/Her/Their oath(s) acknowledged himself to be the Chief Manager respectively of the J & M Solutions, LLC 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 11th day of June, 2004

My commission expires:_____ Notary Public

TINA NICHOLS NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 08-28-04 RUTHERFORD COUNTY, TENNESSEE