WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/05/04 15:20 2pgs
Fees:13.00 Taxes:307.10

20040805-0094535

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JULY, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frederick S. Lawrence	Pulte Mortgage, LLC	**Map 82-9**
(NAME)	(NAME)	
1330 5th Avenue North	P.O. Box 3048	**Parcel 201**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Englewood, CO 80155	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Robert L. Jones and wife, Frances Jones,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Frederick S. Lawrence and wife, Velvet Hunter,** HEREINAFTER CALLED THE GRANTEES, THEIR 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 the southerly 45 feet of Lot No. 17 on the map of D.T. McGavock's Plan, of record in book 10, page 606 to 609, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said part of said lot fronts 45 feet on the Westerly side of Third Avenue North, formerly College Street, and runs back between parallel lines 177 feet, more or less, to an alley.

Being the same property conveyed to Robert L. Jones and wife, Frances Jones by Warranty Deed of record in Book 8045, page 580 and of record in Book 8045, page 577, Register's Office for Davidson County, Tennessee. Louise Jones who retained a life estate in said deed, has since died.

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County, Tennessee: (a) 2004 real property taxes which have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 10, pages 606-609, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1321 3rd Avenue North, Nashville, TN 37208

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 this 27th day of July, 2004.

Robert L. Jones

Frances Jones

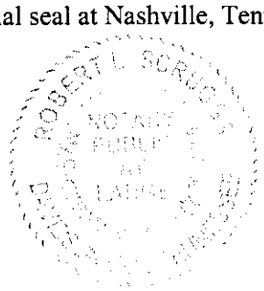
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Robert L. Jones and Frances Jones the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27th day of July, 2004.

Commission expires:



Robert L. Scruggs Notary Public