07

Realty Title
148-A

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS MADE

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 08/20/04 16:02 2pgs
Fees:13.00 Taxes:595.88

20040820-0101213

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $168,048.63

Affiant

Subscribed and sworn to before me, this 29th day of July, 2004.

Notary Public
My commission expires: 03/14/05

NOTARY PUBLIC AT LARGE DAVIDSON CO.

03-0407-32104

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Susan Minzak 818 Benton Avenue Nashville TN 37204	New Owner	105-10-0146.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, George Jones, Anthony Shawn Jones and Montgomery Shane Jones, devisees under The Last Will and Testament of Mrs. Katye Lamb Elder, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Susan Minzak, hereinafter called the Grantees, their successors 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 easterly 60 foot front of the westerly 68.8 foot front of Lot No. 108 on the Waverly Land Company's Plan of Lots, called Waverly Place, of record in Book 57, Page 95, Register's Office for said County.

BEGINNING on the northerly margin of Benton, formerly Harewood Avenue, at a point 8.8 feet easterly from the corner of Lots Nos. 108 and 111, thence northerly 178 feet, more or less, to a point on the southerly margin of an alley, 10.1 feet easterly from the corner of said Lots 108 and 111, thence with the southerly margin of said alley, easterly 77 feet to a point 64 feet, westerly from the corner of Lots 107 and 108, thence southerly 180 feet, more or less, to the northerly margin of Benton Avenue; thence with the northerly margin of said Avenue, westerly 60 feet to the beginning.

Being the same property conveyed to James Allen Lamb and wife, Kattye Louise Lamb, by Installment Deed from Cletus Ball and wife, Lennice Moore Ball, of record in Book 3374, Page 357, Register's Office for Davidson County, Tennessee. James Allen Lamb having since died, predeceasing Kattye Louise Lamb. By will of record in Docket No. 92447, Probate Court for Davidson County, Tennessee, Mrs. Katye Lamb Elder devised subject property to George Jones, Anthony Shawn Jones, Gregory Scott Jones and Montgomery Shane Jones. Gregory Scott Jones, who changed his name to Gregory Scott Laredo, died intestate in 1996, leaving George Jones as his only heir at law. Kattye Louise Lamb and Mrs. Katye Lamb Elder being one and the same person.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 818 Benton Avenue, Nashville, TN 37204

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 29th day of July, 2004.

George Jones, devisee under the Last Will And Testament of Mrs. Katye Lamb Elder
By: Montgomery Shane Jones, Atty in Fact

Anthony Shawn Jones, devisee under the Last Will and Testament of Mrs. Katye Lamb Elder
By: Montgomery Shane Jones, Atty in Fact

Montgomery Shane Jones, devisee
Under the Last Will and Testament
Of Mrs. Katye Lamb Elder

STATE OF TEXAS
COUNTY OF Bexar

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Montgomery Shane Jones, devisee under the Last Will and Testament of Mrs. Katye Lamb Elder, deceased, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in San Antonio, TX, this 29th day of July, 2004.

Eloisa Huron Delagarza
Notary Public

My Commission expires

ELOISA HURON DELAGARZA
My Commission Expires
January 8, 2008

STATE OF TEXAS
COUNTY OF Bexar

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Montgomery Shane Jones, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes herein contained, and who further acknowledged that he is the attorney in fact for George Jones and Anthony Shawn Jones and that he is authorized by them to execute this instrument on their behalf.

Witness my hand and official seal at San Antonio, Texas, this 29th day of July, 2004.

1-8-08
Commission expires

Eloisa Huron Delagarza

ELOISA HURON DELAGARZA
My Commission Expires
January 8, 2008