Prepared By and Return To:

Fred J. Ramos
Attorney at Law
2505 Nolensville Pike
Nashville, TN 37211

Davidson County DEEDWARR
Recvd: 09/17/04 16:07 2pgs
Fees:13.00 Taxes:370.00
20040917-0112455

For Recorder's Use Only

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **ROLANDA AMOS**, hereinafter referred to as GRANTOR, have this day bargained and sold and by these presents does hereby sell, transfer and convey unto **JAMES AMOS**, hereinafter referred to as GRANTEE, his heirs and assigns, the following described real estate:

Land in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, described as follows:

BEGINNING on the easterly margin of Cliff Drive at a point 1235 feet north of the center of Bridge Avenue, or Hydes Ferry Pike, said point being at the northwest corner of property conveyed to Mattie May Smith by deed from A. J. Harris and wife, or record in Book 1044, page 275, Register's Office for Davidson County, Tennessee; thence with said Smith's northerly line eastwardly 275 feet, more or less, to low water mark of Cumberland River; thence with said low water mark northwardly 60 feet; thence westwardly 275, more or less, to the easterly margin of Cliff Drive; thence with said drive southwardly 60feet to the beginning.

Being the same property conveyed to Rolanda Amos by deed dated 4/28/04 and recorded on 5/6/04 from Tanoka D. Adams of record in Instrument No. 20040506-0051989, Register's Office for Davidson County, Tennessee and further being the same property conveyed to Tanoka D. Adams by deed from Joe Don Harris, unmarried on 9/30/97 of record in Book 10630, page 790, Register's Office for Davidson County, Tennessee.

TAX IDENTIFICATION: Tax Map 070, Group 130, Parcel 106.00

Note: The legal description set forth above is the same property as contained in Grantor's previous deed of record and no new survey is available.

TO HAVE AND TO HOLD with the hereditaments and appurtenances thereto appertaining, the said real estate unto the said GRANTEE, his heirs and assigns, in fee simple, forever.

GRANTOR(S) covenant that he is lawfully seized and possessed of said real estate and has good right and lawful authority to convey the same; that the title thereto is clear, free and unencumbered, and that he will forever warrant and defend the same against the claims of all persons whomsoever.

This property is conveyed subject to all valid restrictive covenants and easements of record, if any.

WITNESS my hand on this _____ day of September, 2004.

ROLANDA AMOS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 14th day of September, 2004, before me personally appeared **ROLANDA AMOS**, to me known to be the persons described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her free act and deed.

Witness my hand and official seal,

Notary Public

DONNA MARIE HANEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY TENN.
My Commission Expires JAN. 26, 2008

My Commission Expires: 1/26/2008

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $100,000.00

ROLANDA AMOS

Subscribed and sworn to before me, this 14th day of September, 2004.

Notary Public

My Commission Expires: 1/26/2008

NAME & ADDRESS OF NEW OWNER:

James Amos
2124 Cliff Drive
Nashvile, TN 37218

TAX BILLS SHOULD BE SENT TO:

Same As Above

DONNA MARIE HANEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY TENN.
My Commission Expires JAN. 26, 2008

THE LEGAL DESCRIPTION IN THIS DEED WAS TAKEN FROM THE PUBLIC RECORD, THE MOST CURRENT SURVEY, OR INFORMATION SUPPLIED BY THE PARTIES. PREPARER MAKES NO CLAIM AS TO ITS ACCURACY.