(1)

This instrument prepared by:
THOMAS N. JONES & ASSOCIATES
Attorneys at Law
339 Main Street, Suite 100
Franklin, TN 37064
File #16178.2004

Davidson County DEEDWARR
Recvd: 10/05/04 09:29 2pgs
Fees:13.00 Taxes:273.80
20041005-0119517

NEW OWNER:
Jerry C. Sailors
P.O. Box 290291
Nashville, TN 37229

SEND TAX BILL TO:
Same

MAP & PARCEL:
107 13 0 108.00

WARRANTY DEED

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, **S & R Partnership, a Tennessee Partnership,** hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **Jerry C. Sailors, a married man**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

SUBJECT TO THE FOLLOWING:

1. 2004 taxes are a lien but are not yet due and payable.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Restrictive Covenants of record in Book 1710, Page 183, said Register's Office.
4. Subject to any and all notes and matters on the Plan of record in Plat Book 1424, Page 106, said Register's Office.
5. Easement for sanitary sewer and/or drainage of record in Book 4292, Page 87 and Book 4800, Page 239, said Register's Office.
6. Subject to any and all easements which may affect the within described property.

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 S & R PARTNERSHIP COVENANTS with the said Grantee that it is lawfully seized and possessed of said land in fee simple and has a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND S & R PARTNERSHIP FURTHER covenants and binds itself, its partners 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.

. This ( ) unimproved (xx) improved property is known as:

1207 Thompson Place, Nashville, Tennessee 37217

Witness our hands this 29th day of September, 2004.

S & R PARTNERSHIP,
A Tennessee Partnership

Leigh Anne Sailors, Partner

Cole A. Raquet, Partner

Ashley Sailors Raquet, Partner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of the state and county aforesaid, personally appeared Leigh Anne Sailors, Cole A. Raquet and Ashley Sailors Raquet, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be a partners of S & R Partnership, a Tennessee Partnership, the within named bargainor, a partnership, and that they as such partners, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themselves as partners.

Witness my hand this 29th day of September, 2004.

THOMAS N. JONES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Notary Public

My Commission Expires: 7-24-07

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $74,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 29th day of September, 2004.

THOMAS N. JONES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Notary Public

My Commission Expires: 7-24-07