Davidson County DEEDWARR
Recvd: 10/21/04 11:29 2pgs
Fees:13.00 Taxes:481.00

20041021-0126762

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Pamela Jo Gyles
Affiant

Subscribed and sworn to before me, this 15th DAY OF October, 2004.

Notary Public

MY COMMISSION EXPIRES: 12/09/07
(AFFIX SEAL)

P-AHM-04-6018

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, Inc.
1896 General George Patton Dr., Ste. 200
FRANKLIN, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nathan Adam Jones	American Home Mortgage	
6018 Hawkdale Dr.	(NAME) 520 BROADHOLLOW ROAD	172-08-0-012.00
(ADDRESS) Nashville, Tennessee 37211	(ADDRESS) MELVILLE, NY 11747	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ALVIN E. JONES AND WIFE, CATHY L. JONES, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto NATHAN ADAM JONES, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that 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. 20 on the Plan of Forest Acres Estates, Section One, as of record in Book 3700, page 2, Register's Office for said County.

Said Lot No. 20 fronts 74.19 feet on the easterly line of Hawkdale Drive and runs back between lines, 247.10 feet on the northerly line and 250.90 feet on the southerly line to a dead line in the rear on which it measures 153.68 feet.

Being the same property conveyed to Alvin E. Jones and wife, Cathy L. Jones by deed from Lonnie L. Jones and wife, Margaret H. Jones, dated May 30, 1979 and filed of record in Book 5442, page 672, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 6018 Hawkdale Dr., Nashville, Tennessee 37211
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 15th day of October, 2004.

Alvin E. Jones

Cathy L. Jones

STATE OF Tennessee

COUNTY OF Davidson

I, Laura Perry, a Notary Public of the County and State first above written, do hereby certify that Alvin E. Jones and wife, Cathy L. Jones personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 15th day of October, 2004.

Notary Public

My Commission Expires: 12/09/07

(SEAL)



RETURN TO:

1896 General George Patton Drive
Franklin, TN 37067

615-599-9959