File #200450380

After Recording Return To
Nations Title Agency, Inc.
5214 Maryland Way, Suite 208
Brentwood, TN 37027

04TN05869

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 109,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of October, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAMELA B. MATHENEY NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES NOV. 21, 2004 DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lesley Jones	CTX Mortgage Company	Map: 119-14-63.00
(NAME)	(NAME)	
250 Timmons Street	216 Centerview Dr.,Ste.233	
(ADDRESS)	(ADDRESS)	
Nashville TN 37211	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **PEGGY JANE ANDERSON, UNMARRIED,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **LESLEY JONES, UNMARRIED,** hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a certain parcel of real estate located in Davidson County, Tennessee, being more described as follows, to-wit:

Being the east 78 feet of Lot No. 8 of Block "D" on the Map of Woodbine Courts, part two, not of record, and described as follows:

Beginning at a point in the north margin of East Timmons Avenue, the common corner of Lots 8 and 9; thence with the line between said lots, Northerly 156.5 feet to the south line of Lot 21; thence with the south line of Lots 21 and 22, Westerly 78 feet to a point; thence Southerly, parallel with the east line of Lot 8, 156.5 feet to the north margin of East Timmons Avenue; thence with the margin of said Avenue, Easterly 78 feet to the beginning.

Being the same property conveyed to Jesse A. Jackson and wife, Gona J. Jackson by Warranty Deed dated February 7, 1950 of record in Book 1787, Page 623, Register's Office for Davidson County, Tennessee. The said Jesse A. Jackson died on _____, leaving the said Gona J. Jackson the sole surviving tenant by the entirety. The said Gona Jenkins Jackson died testate on January 12, 1982, devising subject property to Peggy Jane Jackson Gafford as evidenced in Will of record in Will Book 137, Page 727, in the Office of the Clerk of the Probate Court for Davidson County, Tennessee. The said Gona J. Jackson and Gona Jenkins Jackson are one and the same person.

According to the Quitclaim Deed of record in Instrument No. 20040106-0002044, Register's Office for Davidson County, Tennessee, Peggy Jane Jackson Gafford and Peggy Jane Anderson are one and the same person.

This conveyance is subject to the following:
Restrictive Covenants of record in Book 1163, Page 441; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 250 Timmons Street, Nashville, TN 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, her heirs and assigns forever; and Grantor covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantor further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

Davidson County DEEDWARR
Recvd: 10/25/04 12:13 2pgs
Fees:13.00 Taxes:406.63

20041025-0127998

Witness our hands this 14th day of October, 2004.

Peggy Jane Anderson

Peggy Jane Anderson

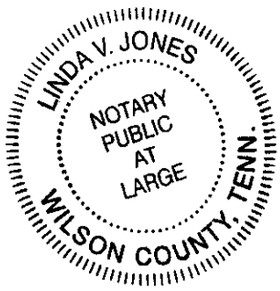
STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Peggy Jane Anderson who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 14th day of October, 2004.

Notary Public



My Commission Expires: 7-23-05

(SEAL)

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076