THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

SEND TAX BILLS TO:
new owner

040B-2347

MAP PARCEL NUMBERS:80-10-0-121.00

Davidson County DEEDWARR
Recvd: 10/28/04 10:59 2pgs
Fees:13.00 Taxes:281.20
20041028-0129660

WARRANTY DEED

THIS INDENTURE, made and entered into this 14th day of **October, 2004**, by and between **David Jones III, a single person**, party of the first part, and **Jessie M. Williams, a single person**, party of the second part,

WITNESSETH: That for and in consideration of **$76,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 49 on the Map of Cobb's Subdivision of Lot No. 6 of the Subdivision of the Harding Bosley Tract, as of record in Book 161, page 155, Register's Office for Davidson County, Tennessee.

Said Lot No. 49 fronts 50 feet on the northerly side of Martha Street and runs back between parallel lines 150 feet, more or less, to an alley.

Being the same property conveyed to Gary L. Campbell and wife, Bonnie M. Campbell by Special Warranty Deed, from Banker's Trust Company of California, N.A. as Trustee under that certain pooling and servicing agreement dated September 15, 1996 for Wilshore funding Corporation Mortgage backed trust 1997-WPIC by and through it's Attorney-In-Fact, Whishire servicing Corporation, dated February 19th, 1999, filed for record on March 19, 1999, Register's Office for Davidson County, Tennessee. Being further conveyed to Bank One by Substitue Trustee's Deed from William Timothy Hill as Substitue Trustee, dated December 19, 2003, filed for record on December 23, 2003, Register's Office for Davidson County, Tennesee. Being further conveyed to David Jones, III by Special Warranty Deed from Bank One, N.A. (aka Bank One), dated June 1st, 2004, recorded on June 8, 2004 in Instrument No. 20040608-0067280, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); (all particular exceptions from commitment go here regarding plat of record, restrictions, easements, right of ways, charter, by laws, master deed, etc.); any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

David Jones III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned, and qualified, personally appeared **David Jones III** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this **14th** day of **October, 2004.**

My commission expires 9-30-06

Notary Public

CHRISTOPHER W. WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES SEPTEMBER 30, 2006

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$76,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

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

PROPERTY ADDRESS:
2502 Delk Avenue
Nashville, TN 37208

New Owner Name and Address:
Jessie M. Williams
2502 Delk Avenue
Nashville, TN 37208-1917

CHRISTOPHER W. WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES SEPTEMBER 30, 2006