Davidson County DEEDWARR
Recvd: 12/21/04 12:37 3pgs
Fees:18.00 Taxes:192.40
20041221-0151610

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1ST DAY OF DECEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 5-24-2008

JANET S. DAVIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
RAYMOND A. DAY, TRUSTEE	**SAME AS NEW OWNER**	**91-2-91**
6025 Robertson Avenue		**91-2-91.01**
Nashville, TN 37209		

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 **I, STEVEN P. JEFFORDS**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RAYMOND A. DAY, TRUSTEE WITH FULL POWER TO MORTGAGE, SELL, CONVEY AND ENCUMBER WITHOUT JOINDER OF ANY THIRD PARTY BENEFICIARY,**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED LEGAL DESCRIPTION

BEING the same property conveyed to Steven P. Jeffords by deed from Kenneth R. Stewart recorded as Instrument Number 20041221-0151609 **, Register's Office for Davidson County, Tennessee.**

Unimproved
This is Improved (X) property known as 6101 New York Avenue, Nashville, Tennessee 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 1st day of December, 2004

Steven P. Jeffords by Alan L. Saturn Atty in Fact

STEVEN P. JEFFORDS
By: Alan L. Saturn, Attorney-in-Fact

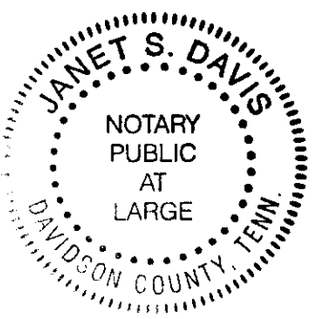
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 1st day of December, 2004, before me personally appeared ALAN L. SATURN, to me known to be the person who executed the foregoing instrument in behalf of STEVEN P. JEFFORDS, as his Attorney-in-Fact, and acknowledged that he executed the same as the free act and deed of the said STEVEN P. JEFFORDS, as though he had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 1st day of December, 2004.

NOTARY PUBLIC

My Commission Expires: 7-24-2008



TRACT I:

Land in Davidson County, Tennessee, being the northerly 81 feet of Lot No. 2 and the easterly 10 feet of the northerly 81 feet of Lot No. 4, Block 20, on the map of Cherokee Park Subdivision, as of record in Book 161, page 75, Register's Office for Davidson County, Tennessee.

Said part of Lot Nos. 2 and 4 front together 60 feet on the south side of New York Avenue and extend back between parallel lines along the west margin of 61st Avenue North 81 feet to a dead line in the rear.

TRACT II:

Land in Davidson County, Tennessee, being the South 34.5 feet of Lot No. 2 and the East 10 feet of the south 34.5 feet of Lot No. 4, Block 20, Cherokee Park Subdivision, as of record in Book 161, page 75, Register's Office for Davidson County, Tennessee.

Said parts of said lots front 34.5 feet on the westerly side of 61st Avenue North, and run back between parallel lines along the north margin of the first alley south of New York Avenue sixty (60) feet to a dead line. Also known as No. 1509-61st Avenue North, Nashville, Tennessee.

TRACT III:

Land in Davidson County, Tennessee, being the northerly 34 ½ feet of the southerly 69 feet of Lot No. 2 and the northerly 34 ½ feet of the southerly 69 feet of the easterly 10 feet of Lot No. 4 of Block 20 on the Map of Cherokee Park Subdivision, as of record in Book 161, page 75, Register's Office for said County.

Said part of Lots Nos. 2 and 4 fronts 34 ½ feet on the westerly side of 61st Avenue, North, formerly 20th Street, and runs back between parallel lines 60 feet to a dead line.

Being the same property conveyed to Kenneth R. Stewart, unmarried, by Deed from Darrell L. Smith and Garland L. Smith, both unmarried, of record in Book 11237, page 925, Register's Office for Davidson County, Tennessee.