Davidson County DEEDWARR
Recvd: 12/22/04 13:46 2pgs
Fees:13.00 Taxes:513.93

20041222-0152295

WARRANTY DEED

MARY BIRTHRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 138,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF December 2004

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sara Lynn Pole (NAME)	Bank of America, N.A. (NAME)	MAP 043-06
227 North 3rd Avenue (ADDRESS)	9000 Southside Blvd. (ADDRESS)	PARCELS 233 & 350
Oakdale, CA 95361 (CITY) (STATE) (ZIP)	Jacksonville, FL 32256 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, Nancy A. Jeffreys, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sara Lynn Pole

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:

LAND in Davidson County, Tennessee, BEING Lot No. 120-A and Lot No. 120-B on the Zone Lot Division of Lot No. 120 on the Plan of Madison Park, Section 5, of record in Plat Book 6250, Page 452, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description of said lot.

BEING the same property conveyed to Nancy A. Jeffreys, Unmarried, by Warranty Deed from Mary F. Smith Williams and husband, James Williams, of record in Book 10482, page 277, Register's Office for Davidson County, TN; and by Warranty Deed**

This conveyance is subject to taxes for the year 2005, and subsequent years, easements and restrictive covenants of record.

**from William Troy Smith, Sr., and wife, Anita Smith of record in Book 10482, page 256, said Register's Office.

unimproved ( )
This is improved (X) property, known as 343 & 345 May Drive, Madison, TN 37115
(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 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 17th day of December, 2004

Nancy A. Jeffreys
Nancy A Jeffreys

STATE OF ~~TENNESSEE~~ North Carol –
COUNTY OF DAVIDSON Cornmore

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nancy A. Jeffreys, An Unmarried Woman

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at ~~Nashville~~ Burlington, NC, ~~Tennessee~~, this 17th day of December 2004.

Commission expires 2/21/2005

Notary Public

STATE OF ~~TENNESSEE~~ North Carolina
COUNTY OF Cornmore

Before me, [illegible], a Notary Public within and for the State and County aforesaid, personally appeared Nancy Ann Jeffreys and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Mount of Cornmore on this the 17 day of Decmb 204.

My commission expires 2/21/2005

Notary Public