WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/30/04 12:16 3 pgs
Fees:18.00 Taxes:481.00
20041230-0154720

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF December 2004

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

NOTARY PUBLIC AT LARGE — CHRIS TISCHHOFER — DAVIDSON COUNTY, TENN.

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
Charlie Evilcizer	SAME	MAP 104-14
(NAME)	(NAME)	
3570 Brick CHurch Pike		PARCEL 075
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(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, Brian M. Jones

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charlie Evilcizer

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:

A certain tract or parcel of realty situated in Davidson County, Tennessee and being described as follows, to wit:

BEING the southerly parts of Lots Number 51 and 52 on the plan of Bransford Realty Company's Subdivision of Westmoreland Place, as of record in Book 421, page 16, of Westmoreland Place, as of record in Book 421, page 16, of the Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING on the easterly margin of 30th Avenue South, at a point 111 feet south of the dividing line between lots number 45 and 51, said point being the southwest corner of the property conveyed to Elizabeth Compton by Deed from Allen Dobson and wife, of record in Book 1036, Page 318, of the Register's Office for Davidson County, Tennessee; thence with said Compton's southerly line, eastwardly 120 feet more or less to the dividing line between lots numbers 52 and 53;thence with said dividing line southwardly 89 feet more or less to the northerly margin of West Linden, formerly Sunset Avenue; thence with said Avenue, westwardly to the beginning of a curve; thence around said curve in a northwesterly direction to the easterly margin of 30th Avenue South; thence with said avenue northwardly 75 feet, more or less to the beginning.

CONTINUED

This is improved (X) unimproved ( ) property, known as 2224 30th Avenue South, Nashville, TN 37212
(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 3rd day of December, 2004

Brian M. Jones

Brian M. Jones

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brian M. Jones

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand My Commission Expires JAN. 29, 2005 Davidson County, Nashville, Tennessee, this 3rd day of December 2004

Commission expires 1-29-05

WILLIAM H DORRIS NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ 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 _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

BEING the same property conveyed to Brian M. Jones by Warranty Deed from Christine Shriver, a single person of record in Book 9433, page 125, Register's Office for Davidson County, TN

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