Boy 14A

Davidson County DEEDWARR
Recvd: 01/19/05 08:31 3 pgs
Fees:18.00 Taxes:851.00
20050119-0006474

This Instrument Prepared By:
John T. Cook, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204-3126

File No. 16768-1

Map 106-03-0; Parcel 035.00

ADDRESS NEW OWNER AS FOLLOWS:
John G. Brevard
504 Arlington Avenue
Nashville, Tennessee 37210

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, Douglass Corcoran Jeffords, a married man, hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto John G. Brevard called the "Grantee", his heirs and/or assigns, a certain tract or parcel of land lying and being in the Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 2 on the Plan of the Resubdivision of Lots 14 and 15 of W. B. Baird's Subdivision of Oakland, of record as Instrument No. 20041103-0132511, Register's Office for Davidson County, Tennessee.

Being all of the same property conveyed to Douglass C. Jeffords and wife, Eleanor C. Jeffords by deed from Lelia V. Reese and Dovie W. Arnett, of record in Book 4480, page 347, Register's Office for Davidson County, Tennessee. The said Douglas C. Jeffords having since died on August 14, 1985. The said property was further conveyed to Eleanor Jeffords Family Limited Partnership by Quitclaim Deed from Eleanor Corcoran Jeffords of record in Book 9908, page 882 and further conveyed to Douglass Corcoran Jeffords by Quitclaim Deed from Ann Jeffords Halloran and Douglass C. Jeffords, being general partners of the Eleanor C. Jeffords Family Limited Partnership formed and existing under the Tennessee Revised Uniform Partnership Act of record in Instrument No. 2011001-0105886. The said Lot No. 2 also includes all of the same property conveyed to Douglass Corcoran Jeffords by Quitclaim Deed from Ann Jeffords Halloran of record as Instrument No. 20050114-0005180, Register's Office for Davidson County, Tennessee.

The herein described property is not now nor ever has been the principal place of residence of the Grantor herein.

THIS is improved property, known as: 504 Arlington Avenue, Nashville, Tennessee 37210.

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, and his heirs and assigns, forever; and, the Grantor further covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it; and the same is unencumbered, except as set forth on the attached **Exhibit "A"**. Grantor does further covenant and bind himself and his heirs and assigns, to warrant and forever defend the title to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused his name to be affixed hereto this the 14th day of January, 2005.

Douglass Corcoran Jeffords

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 Douglass Corcoran Jeffords, 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 and official seal on this the 14th day of January, 2005.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

Notary Public
My Commission Expires: 4/10/05

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 230,000.00.

Affiant

Subscribed and sworn to before me this the 14th day of January, 2005.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

Notary Public
My Commission Expires: 4/10/05

EXHIBIT "A"

Permitted Encumbrances

1. Taxes for the year 2005 and subsequent years, not yet due and payable. Map 106-03-0; Parcel 035.00
2. The Plan of record in Instrument No. 20041103-0132511, Register's Office for Davidson County, Tennessee shows an Owner's Certificate, and is subject to all matters as set forth therein.
3. Easement retained in Ordinance No. 67-107 of the Ordinances of Metropolitan Government of Nashville and Davidson County, Tennessee, for utilities within the bounds of Arlington Avenue as closed.