Davidson County DEEDWARR
Recvd: 02/09/05 15:40 2 pgs
Fees:13.00 Taxes:240.50
20050209-0015294

This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679
This instrument prepared from information furnished by parties

ADDRESS NEW OWNER:
Harold P. Felts Jr.
2407 Elliott Drive
Old Hickory, Tennessee 37138

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 53-8
PARCEL 67.00
LW-3490

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, James R. Jones, unmarried hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Harold P. Felts Jr., unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 8 of Block 10, on the Plan of Dabbs and Elliotts Subdivision No. 1, Old Hickcory, Tennessee, of record in Plat Book 547, Page 97, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to James R. Jones by deed from Joe L. Wall and Mike Suggs, of record in Book 8331, Page 739; subsequently conveyed to James R. Jones by Quitclaim Deed from Donna Lynn Cooper Jones, of record in Book 10411, Page 159, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Taxes for 2005 have been pro-rated and assumed by grantee.

THIS conveyance subject to such easements and setback lines of record Book 547, Page 97, in said Register's Office.

This is improved property known as 2407 Elliott Drive, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Harold P. Felts Jr., his heirs and assigns, forever; and I, James R. Jones, unmarried do covenant with the said Grantee that I are lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 31st day of January, 2005.

James R. Jones

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James R. Jones, unmarried 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 31st day of January, 2005.

NOTARY PUBLIC

JOHNNIE A. LUKEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

My Commission Expires:

My Commission Exp. Nov. 22, 2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 65,000.00.

AFFIANT

Subscribed and sworn to before me this 31st day of January, 2005.

NOTARY PUBLIC
My Commission Expires:

JOHNNIE A. LUKEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

My Commission Exp. Nov. 22, 2008