(1)

Bk 36

THIS INSTRUMENT PREPARED BY: ***Douglas A. Brace, Reg. #3485*** ***ORTALE, KELLEY, HERBERT & CRAWFORD*** *200 Fourth Avenue North, Third Floor* *P.O. Box 198985* *Nashville, TN 37219-8985* *(615) 256-9999*	*STATE OF TENNESSEE]* *COUNTY OF DAVIDSON]* *The actual consideration or value, whichever is greater, for this transfer is $205,500.00.* *Affiant* *Notary Public* NOTARY PUBLIC AT LARGE Douglas A. Brace My Commission Expires September 24, 2005 STATE OF TENNESSEE *My commission expires:*

Name and Address of New Owner:

Stephanie Martin
717 Shelby Avenue
Nashville, TN 37206

Davidson County DEEDWARR
Recvd: 02/11/05 14:13 2 pg:
Fees:13.00 Taxes:760.35

20050211-0016104

Send Tax Bills To:

Wells Fargo Home Mortgage
P.O. Box 10304
Des Moines, IA 50306-0304

Street Address of Subject Property:	**Map and Parcel:**
717 Shelby Avenue Nashville, TN 37206	82-16-386

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JOHN BARRY JACOBS AND WIFE, JUDINE C. JACOBS,** hereinafter called "**GRANTORS,**" have bargained and sold, and by these presents do transfer and convey unto **STEPHANIE MARTIN**, an unmarried person, hereinafter called "**GRANTEE,**" her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 92 on the Plan of Williams First Addition to Edgefield, now East Nashville, of record in Book 21, page 45, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 92 fronts 50 feet on the northerly side of Shelby Avenue and runs back between parallel lines 175 feet to an alley.
>
> Being the same property conveyed to John Barry Jacobs and wife, Judine C. Jacobs, by Warranty Deed from V. Ray Parham and wife, Gloria J. Parham, of record as Instrument No. 20030211-0018981, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to taxes for the year 2005 which have been prorated and assumed by Grantee; all matters shown on the Plan of record in Book 21, page 45, Register's Office for Davidson County,; Urban Zoning Overlay of record as

record as Metro Ordinance No. BL2000-364, as made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee; any and all restrictions imposed by the Metropolitan Historic Zoning Commission pursuant to Historic Preservation Zoning, not of record; and any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of ways for public utilities applicable to this property.

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, her heirs and assigns, forever; and Grantors do covenant with the said Grantee that they 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 further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said Grantee, her 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 our hands this 10th day of February, 2005.

JOHN BARRY JACOBS

JUDINE C. JACOBS

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 **JOHN BARRY JACOBS AND WIFE, JUDINE C. JACOBS,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at Nashville, Tennessee, this 10th day of February, 2005.

DOUGLAS A. BRACE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
September 24, 2005
STATE OF TENNESSEE

NOTARY PUBLIC

My commission expires:_____

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