Return to:
All-Star Title, Inc.
120 Donelson Pike Ste 201
Nashville TN 37[illegible]

Davidson County DEEDWARR
Recvd: 03/18/05 10:46 2 pgs
Fees:13.00 Taxes:444.00
20050318-0029908

WARRANTY DEED

NOTARY PUBLIC AT LARGE

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$120,000.00**.

Felicia M Wilson
Affiant

Subscribed and sworn to before me, this the 11th day of March, 2005.

Notary Public

My commission expires: 5/20/06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Felicia M Wilson	**SAME**	**070-01-006.00**
3917 Pheasant Drive		
Nashville, TN 37218		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

A. G. J.

Albert G Jones and wife, ~~Annie Bell Jones~~ N. M. J. Nancy M. Jones

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

Felicia M Wilson

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. 6 on the Map of Treppard Heights, Section VI, of record in Book 2900, page 11, Register's Office for said County.

Said Lot No. 6 fronts 90 feet on the westerly side of Pheasant Drive and runs back 316.6 feet on the northerly line and 300.4 feet on the southerly line to a dead line in the rear measuring 117 feet thereon.

~~Being the same property conveyed to Albert G Jones and wife, Annie Bell Jones, by Deed from Marvin L Sanderson and wife, Jewell G Sanderson, dated 06/07/1968, of record in Book 4242, page 237, Register's Office for Davidson County, TN.~~

Please see page 2 for derivation clause.

This is improved property, known as **3917 Pheasant Drive, Nashville, TN 37218**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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/our hand(s) this **11th** day of **March, 2005.**

Albert G. Jones
Albert G Jones

~~Annie Bell Jones~~
Nancy M. Jones

NM MS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

DS
Nancy M. Jones

Personally appeared before me, a Notary Public of said County and State, **Albert G Jones and wife, ~~Annie Bell Jones~~,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **11th** day of **March, 2005.**

Notary Public

My Commission Expires: 5/20/06

NOTARY PUBLIC AT LARGE

Being the same property conveyed to Albert G. Jones and wife, Annie Bell Jones, by deed from Marvin L. Sanderson and wife, Jewell O. Sanderson, dated 06/07/1968, of record in Book 4242, page 237, Register's Office for Davidson County, TN. The aforesaid Annie Bell Jones died in 1994.