20B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/18/05 11:16 2 pgs
Fees:13.00 Taxes:368.15

20050318-0029942

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 99,500.00

Cassandra A Hyde
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF March 2005

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE
MY COMMISSION EXPIRES
(AFFIX SEAL)

Notary Public
9-22-07

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072
My Commission Expires SEPT. 22, 2007

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cassandra A. Hyde (NAME)	Century 21 Mortgage (NAME)	MAP 060-16
2746 Jones Avenue (ADDRESS)	3000 Leadenhall Road (ADDRESS)	PARCEL 121.00
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Mount Laurel, NJ 08054 (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, F. M. Puryear and wife, Janell L. Puryear

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

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 the South part of Lot No. 21 on the Plan of Joywood Heights, Section 3, not of record, described according to a survey made by W. W. Turner Company, Engineers, March 14, 1947, as follows: Beginning at an iron pin in the Westerly margin of Jones Avenue, being the Southeast corner of the property conveyed to Andrew B. McClurkan and wife, by deed from Guy Edward Pardue and wife, of record in Book 2880, page 141, Register's Office for Davidson County, Tennessee,; thence, with the said McClurkan's Southerly line, North 81 degrees 30' W 825 feet to an iron pin in the Easterly margin of a 2-foot reserved strip; thence, with the same, South 1 degrees 15' W 71 feet to the corner of Lots Nos. 21 and 22; thence, with the line between said two lots, South 81 degrees 30' E 815 feet to the Westerly margin of Jones Avenue; thence, with the same, North 6 degrees 15' W 71 feet to the beginning.

Being the same property conveyed to F. M. Puryear and wife, Janell L. Puryear by Warranty Deed dated January 7, 1997 from Regions Bank of Tennessee and F.M. Puryear, Successor Trustee, of record in Book 10400, Page 694, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 2746 Jones Avenue, Nashville, TN 37207
(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 our hand s this 14th day of March, 2005

F. M. Puryear

Janell L. Puryear

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 E. M. Puryear and wife, Janell L. Puryear

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 14th day of March, 2005.

Commission expires 9/22/07

Notary Public

DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE My Commission Expires SEPT. 22, 2007

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 _____ himself or herself 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