**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 15th day of March, 2005.

Notary Public

My Commission Expires: 11/2/05

Davidson County DEEDWARR
Recvd: 03/21/05 11:45 2 pg
Fees:13.00 Taxes:344.10
20050321-0030414

# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

**RECORDERS MEMO**
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

ADDRESS NEW OWNER(S) AS FOLLOWS:
Edward Jones
923 Youngs Lane
Nashville, Tennessee 37207

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
070-07-0-081

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Edna Y. Shannon, a widow**, hereinafter referred to as Grantors, hereby transfers and conveys to **Edward Jones and wife, Charlotte Jones** hereinafter referred to as 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 parts of Lots Nos. 42 and 43 on the map of part of the Free Silver Plan, as of record in Plat Book 332, page 46, Register's Office for Davidson County, Tennessee, described according to a survey made by Erle Drake, County Surveyor, June 30, 1922, as follows:

Beginning in the center of a new county road, now called Youngs Lane at the southeast corner of lot No. 45; thence with the center of said road, south 79 1/2 degrees east 264.5 feet to the southwest corner of the property conveyed to Stevetta Hocket Jones by deed from Lawrence Owen Peach and wife, of record in Book 1726, page 480, Register's Office for Davidson County, Tennessee; thence with Jones' westerly line, north 7 3/4 degrees west 362 feet; thence northwestwardly and parallel with the center of the new county road 264 feet, more or less, to the easterly line of Lot No. 45; thence with said line, south 8 degrees east 362 feet to the beginning.

Being the same property conveyed to William L. Shannon and wife, Edna Y. Shannon by Quitclaim Deed from William L. Shannon of record in Book 6820, page 453, Register's Office for Davidson County, Tennessee. The said William L. Shannon died February 11, 2004.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 332, Page 46, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 923 Youngs Lane, Nashville, Tennessee 37207.

**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 I do covenant with the said **GRANTEES** that I am 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 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 **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 hand this 15th day of March, 2005.

Edna Y. Shannon
By John James ATTY IN FACT

**Edna Y. Shannon**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John James, with whom I am personally acquainted and who proved himself to be the attorney in fact of Edna Y. Shannon and who being authorized to do so acknowledged he executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of March, 2005.

Notary Public

My Commission Expires: 11/2/05

**RECORDERS MEMO**
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