Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
(615) 883-5883 Fax: (615) 883-[illegible]

WARRANTY DEED

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $125,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of March, 2005.

Notary Public

My commission expires: 5/20/06

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 04/01/05 14:51 2 pg
Fees:13.00 Taxes:462.50

20050401-0035627

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
Jim B Cole	**SAME**	**082-08-352.00**
945 Mansfield Avenue		
Nashville, TN 37206		

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,

Jerry W Drake and wife, Sherry G Drake, in fee simple estate

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

Jim B Cole, married

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. 4 on the Plan of House and Simonton's Subdivision of Lot Nos. 1 to 16 in Stratton and Seymour's Addition to Edgefield, now East Nashville, as of record in Book 57, page 137, Register's Office for said County.

Being the same property conveyed to Jerry W Drake and wife, Sherry G Drake, as tenants by the entirety, by Deed from Harold Reeves, Trustee, dated 03/11/2002, of record in Instrument No. 200203140032344, Register's Office for Davidson County, TN.

This is improved (_x___) Unimproved (____) property, known as **945 Mansfield Avenue, Nashville, TN 37206**

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 **30th** day of **March, 2005.**

Jerry W Drake

Jerry W Drake

Sherry G Drake

Sherry G Drake

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Jerry W Drake and wife, Sherry G Drake, in fee simple estate,** 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 **30th** day of **March, 2005.**

Notary Public

My Commission Expires: 5/22/06

