BOX 10-B

Davidson County DEEDWARR
Recvd: 04/27/05 11:08 2 pgs
Fees:13.00 Taxes:284.90

20050427-0046842

LEE A. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF APRIL, 2005.

Notary Public

MY COMMISSION EXPIRES: SEPTEMBER 22, 2007.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WHITNEY E. JONES	**FIRST HORIZON HOME LOAN CORP.**	**94-1-455**
(NAME) **1600 EASTSIDE AVENUE**	(NAME) **4000 HORIZON WAY**	
(ADDRESS) **NASHVILLE, TN 37206**	(ADDRESS) **IRVING, TX 75063**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, TIMOTHY KENEFICK, WILLIAM D. BLOCK AND WIFE, JILL R. BLOCK**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WHITNEY E. JONES, UNMARRIED** HEREINAFTER CALLED THE GRANTEE, HER 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 westerly 40 feet of Lot No. 276 on the Plan of Edgefield Land Company's First Subdivision, of record in Book 57, page 130, Register's Office for said County.

Said part of Lot No. 276 fronts 40 feet on the southerly side of Eastside Avenue, formerly Ashworth Avenue and runs back between parallel lines, with the easterly margin of South 16th Street, 150 feet to an alley.

Being the same property conveyed to Timothy Kenefick, a one-half undivided interest and William D. Block and wife, Jill R. Block, a one-half undivided interest, by deed from Robertson Properties, LLC of record in Instrument # 20050210-0015492, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on the Plan of record in Book 57, page 130, and any and all other easements, restrictions and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

This is not the principal residence of the grantors herein.

Unimproved ( )
This is improved(X) property, known as **1600 EASTSIDE AVENUE, NASHVILLE, TN 37206**
(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 GRANTEE, her heirs assigns forever; and we do covenant with the said GRANTEE 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 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 26TH day of **APRIL, 2005.**

TIMOTHY KENEFICK

WILLIAM D. BLOCK
BY: JILL ROCHLITZ BLOCK, ATTORNEY IN FACT
FOR WILLIAM D. BLOCK

JILL R. BLOCK

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 **TIMOTHY KENEFICK, AND JILL R. BLOCK,** 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 Nashville, Tennessee this 26th day of April, 2005.

My Commission expires: September 22, 2007.

LEE A. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JILL ROCHLITZ BLOCK, Attorney-in-Fact for WILLIAM D. BLOCK,** to me known (or proved to me on the basis of satisfactory evidence,) to be the person who executed the foregoing instrument on behalf of **WILLIAM D. BLOCK**, and who acknowledged that she executed the same as the free act and deed of **WILLIAM D. BLOCK**.

Witness my hand and official seal at Nashville, Tennessee this 26th day of April, 2005.

My commission expires: **September 22, 2007**

LEE A. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public