Davidson County DEEDWARR
Recvd: 05/13/05 10:37 2 pgs
Fees:13.00 Taxes:305.25

20050513-0054220

WARRANTY DEED

B-CASH-05-0900

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,500.00

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Affiant

Subscribed and sworn to before me this 11th DAY OF May, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

My Commission Expires NOV. 22, 2008

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ted M. Jones	New Owner	
900 19th Avenue South, Unit #403 (ADDRESS)	(NAME) (ADDRESS)	092-16B-38.00 CO
Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we PETER A. LYON AND WIFE, VICKI R. LYON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TED M. JONES, Solely, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lots 163, 164,165, 166, 167, 169, 169 on the plan of O.B. Hayes Second Plan of Samll Lots in Nashville, of record in Plat Book 1, Page 81, Chancery Court, Davidson County, Tennessee, and further known as:
Unit No. 403, on the Plan of University Square Condominium Apartments of record in Book 6900, Page 124, Register's Office for Davidson County, Tennessee, together with undivided percentage interest of the common elements as shown in the Master Deed and By-Laws of record in Book 7051, Page 7051, Page 529, as amended in Book 7119, Page 884, said Register's Office.

Being the same property conveyed to Peter A. Lyon and Vicki R. Lyon by Deed dated May 16, 2003 and filed for record on May 22, 2003 in Instrument Number 20030522-0070143, Register's Office for Davidson County, Tennessee.

Buyer has right to use and occupy parking space 3S #12.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 900 19th Avenue South, Unit #403, Nashville, Tennessee 37212
(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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 May, 2005.

Peter A. Lyon

Vicki R. Lyon

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Peter A. Lyon and Vicki R. Lyon, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th day of May, 2005.

Notary Public
My Commission Expires:
(SEAL)NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903