When Recorded Return to

PLANTATION TITLE, LLC
7620 Highway 70 S, S-214
Nashville, TN 37221

Davidson County DEEDWARR
Recvd: 05/19/05 15:17 3 pgs
Fees:18.00 Taxes:628.63
20050519-0056788

This instrument prepared by:
Brenda R. Lehman, Attorney at Law, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

File No.: **2120-799749**

WARRANTY DEED

THIS INDENTURE, made and entered into this **Twenty-eighth day of April, 2005**, by and between **Imogene King Jones-Mullins and Donald D. Mullins, wife and husband**, parties of the first part, and **Elizabeth Curtiss, unmarried**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

BEGINNING AT A STAKE AT 100 HIGHWAY, SAME BEING THE SOUTHWEST CORNER OF JAMES H. KING AND THE SOUTHEAST CORNER OF ERNEST A. JONES, ACCORDING TO NEW SURVEY; THENCE WITH THE WEST BOUNDARY LINE OF JAMES A. KING NORTH 9° WEST 177 FEET TO A STAKE AT BRANCH, SAME BEING THE NORTHWEST CORNER OF JAMES H. KING, ACCORDING TO NEW SURVEY; RUNNING THENCE WITH THE BRANCH SOUTH 62° WEST 175 FEET; THENCE SOUTH 63° WEST 231 FEET; THENCE LEAVING THE BRANCH AND RUNNING SOUTH 2 1/2° EAST 20 FEET TO A STAKE ON EAST SIDE OF CULVERT ON THE 100 HIGHWAY; THENCE WITH THE 100 HIGHWAY NORTH 85° EAST 390 FEET TO THE BEGINNING.

BEING PART OF THE SAME PROPERY CONVEYED TO ERNEST A. JONES AND WIFE, IMOGENE KING JONES BY DEED FROM P. B. KINNIE AND WIFE, FRANCES KINNIE RECORDED NOVEMBER 1, 1954 IN BOOK 2303, PAGE 571 AND BY QUITCLAIM DEED FROM JAMES H. KING AND WIFE, JOYCE REED KING TO ERNEST A. JONES AND WIFE, IMOGENE KING CREATING A BOUNDARY LINE CHANGE RECORDED SEPTEMBER 25, 1968 IN DEED BOOK 4271, PAGE 992, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. IMOGENE KING JONES HAVING SINCE BEEN MARRIED AND NOW KNOWN AS IMOGENE KING JONES-MULLINS.

This conveyance is made subject to:
(1) Taxes which have been prorated ans assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **168-39**
X Improved OR
Unimproved property located at: **9056 Highway 100, Nashville, Tennessee 37221**

Donald D. Mullins joins in the execution of this deed for the sole purpose of relinquishing any right, title or interest **he** may have in the above captioned property by virtue of **his** marriage to **Imogene King Jones-Mullins and Donald D. Mullins**, but the said **Donald D. Mullins** does not join in the covenants and warranties of this conveyance.

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Imogene King Jones-Mullins

Imogene King Jones-Mullins

Donald D. Mullins

Donald D. Mullins

STATE OF **TN**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Imogene King Jones-Mullins and Donald D. Mullins** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **their** free Act and Deed.

Witness my hand and Notarial Seal this **Twenty-eighth day of April, 2005.**

Mandy R Bauch

Notary Public

My Commission Expires: 7/29/07

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Owner's Name: **Elizabeth Curtiss**

and Address: **9056 Highway 100**
Nashville, TN 37221

Mail tax bills to, (Person or Agency responsible for payment of taxes)

OWNER

RP

$169,900

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is ~~**$175,900.00**~~ which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Imogene J. Mullins
Affiant

Subscribed and sworn to before me this **Twenty-eighth day of April, 2005.**

Mandy R Baird
Notary Public

My Commission Expires: 7/29/07