Davidson County DEEDWARR
Recvd: 05/24/05 11:34 3 pgs
Fees:18.00 Taxes:347.80
20050524-0058537

DEED

THIS DEED OF CONVEYANCE made and entered into on this May 13, 2005, by and between **DAVID COLEMAN and JAMIE COLEMAN, husband and wife,** hereinafter known and referred to as **GRANTORS**, and **CALVIN JONES and RACHEL JONES, whose tax mailing address is** 117 Valeria St., Nashville, TN 37210, hereinafter known and referred to as **GRANTEES;**

W I T N E S S E T H :

For and in consideration of the sum of **$1.00**, cash in hand paid by Grantee to Grantors, the receipt of all of which is hereby acknowledged, the Grantors have bargained, sold, aliened, and conveyed, and do by these presents alien, and convey, unto the Grantee, in fee simple, remainder to the survivor of them and unto his or her heirs and assigns forever, a certain tract of real estate more fully described as follows:

Land in Davidson County, Tennessee, being Lot No. 83 on the Map of Subdivision of Lots Nos. 7, 8, 9, 10 and parts of other lots in Cumberland Nurseries, as of record in Book 332, Page 36, Register's Office for said County.

Said Lot No. 83 fronts 50 feet on the southerly side of Valeria Street and runs back between parallel lines, with the easterly margin of an alley, 150 feet to an alley in the rear.

This conveyance is subject to any and all restrictions, easements, setback lines, conditions, plat of record, and encumbrances of record in the Register's Office for the aforesaid County.

Being the same property conveyed to David Coleman and wife, Jamie Coleman from Bradford L. Worthington and wife, Kim K. Worthington, by Deed dated December 20, 2002, as instrument # 20030102-0000310, in the Davidson County Register's Office.

TO HAVE AND TO HOLD, the above described tract of real estate, together with the improvements thereon and the appurtenances thereunto appertaining, aforementioned, unto the Grantee, in fee simple, remainder to the survivor of them and unto his or her heirs and assigns forever, with general warranty of Title; SUBJECT, HOWEVER, to all easements, covenants and restrictions of record, or apparent from visual inspection. Grantors hereby release all curtsey and homestead interest to the property herein conveyed.

IN TESTIMONY WHEREOF, witness the hands of the Grantors herein, all on this the day and year first above written.

DAVID COLEMAN

JAMIE COLEMAN

GRANTORS

STATE OF TENNESSEE)
)
Davidson COUNTY)

The undersigned, a Notary, does certify that on this 13 May, 2005, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by David and Jamie Coleman.

STEVEN P. BALDWIN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Notary Public

My Commission Expires: 9/18/07

IN THIS CONSIDERATION CERTIFICATE, the parties hereto do hereby certify that the above stated consideration in the sum of $1.00, is the true, correct, and full consideration paid for the property herein conveyed. I, or we, as Grantor (s) hereby swear or affirm that the actual consideration for this transfer is $90,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

DAVID COLEMAN

JAMIE COLEMAN

GRANTORS

STATE OF TENNESSEE)
Davidson COUNTY)

The undersigned, a Notary Public, does certify that on this 13 May, 2005, the foregoing Consideration Certificate was produced to me and was sworn to, acknowledged and delivered by.

Notary Public

My Commission Expires: 9/18/07

STEVEN P. BALDWIN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Grantees' Address and Address All
Tax Bills Are to Be Sent To:
117 Valeria St.,
Nashville, TN 37210
(Calvin Jones)

PREPARER:

CLIFFORD A. BRANHAM, ESQ.
2039 REGENCY RD. #6
LEXINGTON, KY 40503

Map + Parcel
119-01-0 486.00

JC