Davidson County DEEDWARR
Recvd: 05/26/05 09:43 2 pgs
Fees:13.00 Taxes:244.20

20050526-0059418

**Prepared By & Return To:**
Infinity Title, LLC
404 BNA Drive, Suite 307
Nashville, TN 37217
05-1145

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 616,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13 DAY OF May, 2005.

Notary Public

GREGORY D. VADNER NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

My Commission Expires JULY 24,2007

Commission Expiration:

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**ADDRESS OF NEW OWNER:**
**Andrea Z. Jones**
**Michael Lebron Jones**
**2410 North 16th Street**
**Nashville, TN 37206**

**SEND TAX BILLS TO:**
**Andrea Z. Jones**
**Michael Lebron Jones**
**2410 North 16th Street**
**Nashville, TN 37206**

**MAP-PARCEL:**
**072-400/162.00**

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# WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Annie Lee Bell

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Andrea Z. Jones and husband, Michael Lebron Jones

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:

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. 17 on the Map of G.A. Pickup's Subdivision of parts of Lots Nos. 32 and 33 in Brownsville, as of record in Book 974, page 43, Register's Office for said County.

Said Lot No. 17 fronts 50 feet on the easterly side of North 16th Street and runs back 187.5 feet on the northerly line and 200 feet on the southerly line to the westerly line of the L. & N.R.R. Property, measuring 52.9 along a broken line thereon.

Being the same property conveyed to Annie Lee Bell on 12/19/90, by deed from Glenn Cagle, District Director of Internal Revenue for the District of Nashville, Tennessee, filed for record on 03/04/91, in Book 8303, page 139, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 2410 North 16th Street, Nashville, Davidson County, 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, their heirs and assigns forever; and we do covenant with 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 is unemcumbered, 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 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 hand this 13 day of May, 2005.

Annie Lee Bell

Annie Lee Bell

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Annie Lee Bell, 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 at Robertson County, Tennessee this 13 day of May, 2005.

NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

Notary Public

Commission Expiration: My Commission Expires JULY 24,2007

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STATE OF TENNESSEE
COUNTY OF _____

On this the _____ day of _____, 2005, before me personally appeared _____, to me known to be the person who executed the foregoing instrument in behalf of _____ as Attorney in Fact, and who acknowledged that he/she executed the same as the free act and deed of said _____. Witness my hand and official seal.

_____
Notary Public

Commission Expiration:

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STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, a Notary Public in and for said County and State, personally appeared _____, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the President of _____, the within named bargainor, a corporation, and that he/she as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as President.

Witness my hand and official seal at office this _____ day of _____, 2005.

_____
Notary Public

Commission Expiration: