Davidson County DEEDWARR
Recvd: 05/27/05 09:28 2 pg
Fees:13.00 Taxes:125.80
20050527-0059880

This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

ADDRESS NEW OWNER:
Ruel Jones
404 Elgin Street
Nashville, Tennessee 37211

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 72-15
PARCEL 334.00
15DA-60148

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Glenn T. Tidwell, unmarried hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Ruel Jones, unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot No. 4B, Zone Lot Division of Lots 3 and 4, of the James Burns Subdivision, of record in Book 161, Page 98, and as amended in Book 6250, Page 581, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Glenn T. Tidwell, unmarried, by deed from H. Ray McGee of record in Book 9217, Page 545, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

THIS conveyance subject to such easements, setback lines and restrictive covenants of record in Book 161, Page 98, and as amended in Book 6250, Page 581, said Register's Office.
Taxes for 2005 have been pro-rated and assumed by grantee.

This is improved property known as 2605 A Pennington Avenue, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ruel Jones, unmarried, his heirs and assigns, forever; and I, Glenn T. Tidwell, unmarried do covenant with the said Grantee that I are lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I 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, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 25th day of May, 2005.

Glenn T. Tidwell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Glenn T. Tidwell, unmarried the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 25th day of May, 2005.

NOTARY PUBLIC

My Commission Expires: 3/22/2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 34,000.00.

AFFIANT

Subscribed and sworn to before me this 25th day of May, 2005.

NOTARY PUBLIC
My Commission Expires: 3/22/2008