Davidson County DEEDWARR
Recvd: 06/13/05 13:37 2 pgs
Fees:13.00 Taxes:481.00

20050613-0067323

WARRANTY DEED

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
5409 MARYLAND WAY
SUITE 120
BRENTWOOD, TN 37027

RETURN TO:

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $139,000.00.

HAL E. WILSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Affiant

Subscribed and sworn to before me this 3rd day of June, 2005

Notary Public

My Commission expires: (Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Wayne J. Avers	ABN Amro Mortgage Group	095-12-0-137.00
2611 Lakeland Drive	2600 W. Big Beaver Road	
Nashville, Tn 37214	Troy, MI 48084	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **the Heirs-at-Law of Elizabeth Furber Jones: Ilene J. Cornwell, Thurmond G. Jones Jr., and Elizabeth J. Waidelich**, hereinafter called the GRANTORS, do hereby bargain, sell, convey and confirm unto **Wayne J. Avers and Nicole M. Urban, both unmarried people**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 4 on the plan of Martinwood Heights, of record in Book 2133, page 63, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 4 fronts 80 feet on the southeasterly side of Lakeland Drive and extends back 201.7 feet on the northeasterly line and 192.8 feet on the southwesterly line, to a dead line, measuring 80.5 feet thereon.

Being the same property conveyed to Thurmond G. Jones and wife, Elizabeth Furber Jones, by deed from Houston T. Ezell and wife, Mabel W. Ezell, on July 1, 1954, of record in Book 2284, page 39, Register's Office for Davidson County, Tennessee. The said Thurmond G. Jones having since died leaving property to Elizabeth Furber Jones by right of survivorship. The said Elizabeth Furber Jones having since died leaving property to Thurmond G. Jones, Jr., Elizabeth Jones Waidelich, and Ilene Jones Cornwell, as devisees under the Last Will and Testament of Elizabeth F. Jones admitted to Probate as File Number 05P-832, Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 2133, page 63, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 2153, page 577, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2611 Lakeland Drive, Nashville, TN 37214**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this June 3, 2005.

Ilene Jones Cornwell
Ilene Jones Cornwell

Elizabeth Jones Waidelich, by Ilene Jones Cornwell, Attorney-in-Fact
Elizabeth Jones Waidelich

Thurmond G. Jones, Jr., by Ilene Jones Cornwell, Attorney-in-Fact
Thurmond G. Jones Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ilene Jones Cornwell,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this 3rd day of June, 2005

My commission expires 9-22-07

Notary Public

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Davidson County, appeared **Ilene Jones Cornwell**, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for **Thurmond G. Jones, Jr.**, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Thurmond G. Jones, Jr., the bargainor(s), by the said Ilene Jones Cornwell, as Attorney-in-Fact.

WITNESS my hand and seal, this 3rd day of June, 2005.

NOTARY PUBLIC My Commission Expires: 9-22-07

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Davidson County, appeared **Ilene Jones Cornwell**, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for **Elizabeth Jones Waidelich**, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Elizabeth Jones Waidelich, the bargainor(s), by the said Ilene Jones Cornwell, as Attorney-in-Fact.

WITNESS my hand and seal, this 3rd day of June, 2005.

NOTARY PUBLIC My Commission Expires: 9-22-07

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY