Davidson County DEEDWARR
Recvd: 06/22/05 11:55 2 pgs
Fees:13.00 Taxes:983.09

20050622-0071523

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,700.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF June, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-29-06

(AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

G-BA-05-2615

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ann Charvat	Bank Of America	
2615 Barton Avenue	(NAME) 900 West Trade Street	
(ADDRESS) Nashville, Tennessee 37212	(ADDRESS) Charlotte, NC 28255	104-11 228.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MARK M. JONES AND WIFE, SHIRLEY GLEASON JONES, TRUSTEES OF THE U/A/D APRIL 27, 1998, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANN CHARVAT AND HUSBAND, JOHN C. DEDERT, hereinafter called the Grantee(s), their heirs and assigns, that 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. 71 AND THE WESTERLY 10 FEET OF LOT NO. 70 ON THE PLAN OF BRANSFORD REALTY COMPANY'S SUBDIVISION OF THE EDGAR JONES HOME PLACE, AS OF RECORD IN BOOK 421, PAGE 7, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 71 AND THE WESTERLY 10 FEET OF LOT NO. 70 FRONT TOGETHER 70 FEET ON THE SOUTHERLY SIDE OF BARTON AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 260 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO MARK M. JONES AND WIFE, SHIRLEY GLEASON JONES, TRUSTEES BY QUITCLAIM DEED FROM MARK M. JONES AND WIFE, SHIRLEY G. JONES, INDIVIDUALLY RECORDED APRIL 28, 1998 IN BOOK 10904, PAGE 830, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING THE SAME PROPERTY CONVEYED TO MARK M. JONES AND WIFE, SHIRLEY G. JONES BY DEED RECORDED MARCH 2, 1967, IN BOOK 4107, PAGE 182, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to a) 2005 property taxes, which have been prorated and assumed by the grantee(s) herein; b) all matters appearing on plat of record in Book 421, Page 7; said Register's Office; c) any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2615 Barton Avenue, Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, 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 GRANTEE(S), 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/our hand(s) this 15th day of June, 2005.

Mark M. Jones, trustee
Mark M. Jones

Shirley Gleason Jones, trustee
Shirley Gleason Jones

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark M. Jones and Shirley Gleason Jones,with whom I am personally aquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they are the trustees of U/A/D trust April 27, 1998, and that they are authorized by to execute the within instrument on its behalf, and who acknowledged that they executed the within instrument on behalf of the maker, for the purposes therein contained.

Witness my hand and official seal
on this the 15th day of June, 2005.

NOTARY PUBLIC

My Commission Expires: 7-29-06



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903