WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/15/05 15:10 2 pgs
Fees:13.00 Taxes:233.10

20050715-0082671

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $63,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DWAYNE L. BELL SR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 22, 2008

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lionel Green Jr.	USAA Federal Savings Bank	Map 81-6Parcel 264
(NAME) 2010 26th Ave. N	(NAME) 10750 McDermott Freeway	
(ADDRESS) Nashville, TN 37208	(ADDRESS) San Anotonio, TX 63304	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Dr. David Jones, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lionel Green Jr., 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:

SEE ATTACHED EXHIBIT A

unimproved ☒

This is improved ☐ property, known as 2010 26th Ave. N, Nashville, TN 37208
(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 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 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 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 13th day of July, 2005.

Dr. David Jones

DWAYNE L. BELL SR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Witness my hand and official seal at Nashville, Tennessee this 13th day of July, 2005.

Commission expires:

MY COMMISSION EXPIRES:
March 22, 2008

Dwayne L. Bell Notary Public

File No.: 50008

EXHIBIT A

Being Lot No. 6 on the Plan of Carolann Acres, of record in Plat Book 2083, Page 30, described according to a survey made by W. W. Turner Co., Engineers, May 26, 1952, as follows:

Beginning on the easterly margin of 26th Avenue North, at a point 300 feet north of the northwest corner of the property conveyed to Davidson County Board of Education by deed from Mary L. Boreing, et al, of record in Book 962, Page 68, Register's Office for said County, being the corner of Lots Nos. 5 and 6; thence with said Avenue, northwardly 62.1 feet; thence south 86 degrees 25' east 231.5 feet; thence south 3 degrees 08' west 55.3 feet to the corner of Lots Nos. 5 and 6; thence with the line between said two lots, westwardly 231.4 feet to the beginning.

Being the same property conveyed to David H. Howard, Jr. by Quitclaim Deed from Velma Howard, an unmarried woman, filed for record on March 27, 1992 in Book 8585, Page 569, Register's Office for Davidson County, Tennessee.

Being the same property conveyed from Dr. David Jones to Lionel Green, Jr. by Warranty Deed filed in Instrument No. X_____, by record by the Register of Deeds of Davidson County, Tennessee.

Being the same property vested to Dr. David Jones from David Howard, Jr. of record in Will Book # 5581-1411099, of record in the Register of Deeds Office, in Davidson County, Tennessee. This instrument was filed on February 18, 2004.

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