Return to:
First National Financial Title
25 Century Blvd., Ste. 203
Nashville, TN. 37214 N14279

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $87,000.00

Affiant

Subscribed and sworn to me on September 2, 2005.

NOTARY PUBLIC

NICOLE HUGHES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Commission Expires

THIS INSTRUMENT WAS PREPARED BY:
Amy Adams Gowan
GROOM, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20985SP

NAME/ADDRESS OF NEW OWNER: SA	SEND TAX BILLS TO: SA	MAP – PARCEL #
Mary Gates 1616 Sumner Ave. Nashville, TN. 37206	Same as New owner	83-6-66

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Michael F. Jameson and wife, Tamara K. Hart, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Mary Gates, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 20, on the Plan of a Subdivision of Lots 8, 9 and 10 and part of Lot 7 in Block "A", Lots 13 and 14, in Block "B", and all of Block "C" on the Subdivision of the Weakley Place, as of record in Book 547, page 12, Register's Office for Davidson County, Tennessee, and described as follows:

Said Lot No. 20 fronts 50 feet on the southerly margin of Sumner Street and extends back between parallel lines 150 feet to a line in the rear measuring 50 feet thereon.

Being the same property conveyed to Michael F. Jameson and wife, Tamara K. Hart, by Warranty Deed from Marshall G. Smith and Rose Marie Smith, of record in Book 10176, page 965, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2005 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Subject to Conservation Zoning and any restrictions imposed by the Metropolitan Historic Zoning Commission, not of record.

This property is also known as improved property located at 1616 Sumner Avenue, Nashville, TN 37206.

Davidson County DEEDWARR
Recvd: 09/07/05 08:34 2 pgs
Fees:13.00 Taxes:321.90
20050907-0106978

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, her heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hands on September 2, 2005.

Michael F. Jameson

Tamara K. Hart

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On September 2, 2005, before me personally appeared Michael F. Jameson and Tamara K. Hart to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on September 2, 2005.

NOTARY PUBLIC

My Commission Expires: _____

NOTARY PUBLIC
AT LARGE
Amy Adams Gowan
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

NOTARY PUBLIC
AT LARGE
Amy Adams Gowan
My Commission Expires
November 25, 2006
STATE OF TENNESSEE