Davidson County DEEDWARR
Recvd: 09/26/05 10:36 2 pgs
Fees:13.00 Taxes:379.25
20050926-0115144

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 22nd day of September, 2005.

Notary Public

My Commission Expires: 10-12-08

JACKSON M. WELCH JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.
EXPIRES: OCTOBER 12, 2008

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Jennifer Jeffcoat
1125 Winding Way
Nashville, TN 37216

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
061-07-0-285

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CARILLON BIBLE AND CHARLES R. DUNN** hereinafter referred to as Grantors, hereby transfers and conveys to **JENNIFER JEFFCOAT, MARRIED** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee being the east 20 feet of Lot No. 12 and the west 40 feet of Lot No. 13 of Block "A" on the Map of Section One, Jackson Park, as of record in Book 843, page 17, Register's Office for Davidson County, Tennessee.

Said parts of said lots adjoin and front together 60 feet on the northerly side of Winding Way and run back between parallel lines 150 feet on the easterly line of said part of Lot 13 and 150 feet 10 inches on the westerly line of said part of Lot 12, to a dead line in the rear on which they measure 60 feet.

Being the same property conveyed to Carillon H. Bible and Charles R. Dunn by warranty deed from Clara L. Tucker, unmarried of record in Instrument #2001102-0108842, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 843, Page 17, Register's Office of said County.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1125 Winding Way, 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 **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 22nd day of September, 2005.

Charles R. Dunn

Carillon H. Bible

Pauline B. Dunn

Darwin L. Bible

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Carillon H. Bible and husband Darwin L. Bible and Charles R. Dunn and wife, Pauline B. Dunn the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of September, 2005.

Notary Public

My Commission Expires: 10-12-08

JACKSON M. WELCH, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
EXPIRES: OCTOBER 12, 2008