Davidson County DEEDWARR
Recvd: 10/31/05 11:14 2 pgs
Fees:13.00 Taxes:1387.50
20051031-0131132

This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

After Recording RETURN TO:
Westside Title, Inc.
531 Rivergate Parkway
Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER:
Kelly K. Jones and Angela R. Jones
693 Legends Crest Drive
Franklin, TN 37069

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 83-9
PARCEL 218/219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, George McCormack and wife, Mable Joy McCormack, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Kelly K. Jones and Angela R. Jones, as tenants by the entirety, 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:

TRACT I:
LAND in Davidson County, Tennessee, being parts of Lots Nos. 217 and 218 on the Plan of East Edgefield, of record in Book 21, Page 147,said Register's Office.

BEGINNING on the southerly margin of Woodland Street, at a point 25 feet 4 inches west of the westerly margin of South 11th Street; thence westerly, with the southerly margin of Woodland Street, 34 feet 8 inches to Mitchell's northeast corner; thence with the easterly line of Mitchell's lot, southerly 136 feet, more or less to the line between lots Nos. 217 and 216; thence with said line, easterly 51 feet to the westerly margin of South 11th Street; thence with the westerly margin of South 11th Street, northerly 12 feet to a point; thence at right angles, northerly 66 feet 10 inches to a point; thence at right angles, easterly 18 feet 11 inches to a point; thant at right angles, northerly 79 feet 3 inches to the southerly margin of Woodland Street, the point of beginning.

TRACT II:
BEING the east part of Lots Nos. 217 and 218 on the Plan of East Edgefield, of record in Book 21, Page 147, Register's Office for Davidson County, Tennessee, described as follows:

BETINNING at the southwest corner of Woodland Street and Eleventh Street, formerly Smith Avenue, being the northeast corner of Lot No. 218; thence with the southerly margin of Woodland Street, westerly 60 feet, to Mitchell's northeast corner; thence with the east line of the Mitchell lot, southerly 140 feet, more or less, to the line between Lots Nos. 216 and 217; thence with said line, easterly 51 feet to the westerly margin of Eleventh Street; thence with the westerly margin of Eleventh Street, northerly 172 feet, more or less, to the beginning.

Both Tracts being the same property conveyed to George McCormack and wife, Mable Joy McCormack, by deed from Joe W. Fitzgerald and wife, Dorothy Louise Fetzgerald of record in Book 5792, Page 931, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance subject to such easements and setback lines of record in Book 21, Page 147, Register's Office for Davidson County, Tennessee. Taxes for 2005 have been pro-rated and paid.

This is improved property known as 1020/1024 Woodland Street, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Kelly K. Jones and Angela R. Jones, their heirs and assigns, forever; and we, George McCormack and wife, Mable Joy McCormack 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 27th day of October, 2005.

George McCormack

Mable Joy McCormack

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named George McCormack and wife, Mable Joy McCormack the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this the 27th day of October, 2005.

NOTARY PUBLIC

HAROLD REEVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5.23.06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 375,000.00.

AFFIANT

Subscribed and sworn to before me this 27th day of October, 2005.

NOTARY PUBLIC
My Commission Expires: 2-10-08

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008