WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/07/05 11:54 2 pgs
Fees:13.00 Taxes:540.20

20051207-0147360

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FORTHIS TRNSFER IS $146,000.00

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS 17th DAY OF NOVEMBER 2005

NOTARY PUBLIC

MY COMMISION EXPIRES 3/17/07

(AFFIX SEAL)

LISA M. TASKER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW LLC 907 RIVERGATE PKWY D1 GOODLETTSVILLE TN 37072

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
Charles Jason Jones	~~SUNTRUST MORTGAGE, INC.~~	**146-04-034.00**
245 Quarry Rd.	***Same***	
Mt. Juliet, TN 37122	as owner	

FOR AND IN 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,

Loyce Borders

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

Charles Jason Jones

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **Davidson** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 704 on the plan of Section Ten, Caldwell Hall, of record in Book 3106, Page 79, Register's Office for said County.

Said Lot 704 fronts 84 feet of the South side of Harding Place, and extends back 152.3 feet on the west line and 149.86 feet on the east line, to a dead line in the rear on which it measures 92.4 feet.

Being the same property conveyed to The Estate of Eugenia Robertson Simms By William Dudley Borders by Will Book and Probate Docket of record from Genie Sims ala Eugenia Robertson Sims, dated 09/02/83, and filed for record 10/03/83, in Book 6150, Page 246, Register's Office for Davidson County, Tennessee. Furthuremire conveyed to Loyce Ann Borders by Order Admitting Will to Probabte to Establish Title filed in Probate April 8,2005 Oder # 05P-410

This is ( )Improved (x)Unimproved property known as: **715 Harding Place Nashville, TN 37211**

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 not 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 ever 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 17th day of **November, 2005.**

Loyce Borders

Loyce Borders

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF POLK

Personally appeared before me, Loyce Ann Borders a Notary Public in and for said County and State, the within named _
the within named bargainor _____, with whom I am personally aquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Lakeland, Florida
This 17th day of November, 2005

Susan E. Lanier
Notary Public

My Commission Expires: 9-17-06

SUSAN E. LANIER
MY COMMISSION # DD 118605
EXPIRES: September 17, 2006
Bonded Thru Notary Public Underwriters

STATE OF TENNESSEE
COUNTY OF

Before me the undersigned, a Notary Public for the State and County aforesaid, person_____ the within named bargainor, and that s being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Corporation by herself as

Witness my hand and seal, at office in Brentwood, Tennessee, this _____ day of _____, 2005

_____
Notary Public

My Commission Expires:_____