Davidson County DEEDWARR
Recvd: 04/11/06 13:38 2 pgs
Fees:13.00 Taxes:740.00
20060411-0041723

PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law
Woodmont Centre, Suite 100
104 Woodmont Boulevard
Nashville, Tennessee 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*
W & I Ref: (cwi)

PREPARED FROM UNVERIFIED INFORMATION FURNISHED BY THE PARTIES
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Cooper L. Jones Hallie D. Jones 2514 Ashwood Avenue Nashville, Tennessee 37212	SAME

TAX MAP-PARCEL NUMBERS: 104-15-41

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Janice K. Jones, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Cooper L. Jones and spouse, Hallie D. Jones,** hereinafter called the **Grantee**, Grantee's heirs, or successors, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being the easterly one-half of Lot No. 71 on the Map of Sunset Park Subdivision of record in Book 332, page 132, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 71 fronts 50.0 feet on the northerly side of West Ashwood Avenue, formerly "A" Street, and runs back between parallel lines, 160.5 feet to a line.

Being the same property conveyed to Janice K. Jones by deed from Jason C. Spielberger and wife, Soraya E. Kashani of record as Instrument Number 20011017-0113226, Register's Office for Davidson County, Tennessee.

Description Reference: This is the same description as that used in the prior deed.

James R. Jones, spouse of Janice K. Jones, joins in this conveyance solely to convey any marital interest he might have in the subject property.

This is improved property, known as: 2514 Ashwood Avenue, Nashville, TN 37212

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF on April 10, 2006.

Janice K. Jones
Grantor

James R. Jones

State of Tennessee
County of Davidson

Before me, the undersigned authority, personally appeared **Janice K. Jones** and **James R. Jones**, 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 the execution as a free act and deed.

Witness my hand and seal on April 10, 2006.

Notary Public

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

[Affix Notary Seal]

State of Tennessee
County of Davidson My Commission Expires JULY 21, 2007

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 200,000.00

Affiant

Sworn and subscribed before me on April 10, 2006.

Notary Public

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Wldoc: Deed Wty Corp/Indiv QDoc

My Commission Expires JULY 21, 2007