Davidson County DEEDWARR
Recvd: 04/21/06 12:27 2 pgs
Fees:13.00 Taxes:436.60

20060421-0045974

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Affiant

Subscribed and sworn to before me, this 14th DAY OF April, 2006.

Notary Public

MY COMMISSION EXPIRES: 6-17-04
(AFFIX SEAL)

B-LHM-06-1718

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Victoria K. Contreras	Victoria K. Contreras	
1718 River Drive (ADDRESS)	1718 River Drive (NAME) (ADDRESS)	81-10-78
Nashville, TN 37218 (CITY) (STATE) (ZIP)	Nashville, TN 37218 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ERNEST R. JONES AND SANDRA JONES, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto VICTORIA K. CONTRERAS, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 ON THE MAP OF THE FIRST ADDITION TO HALEY'S SUBDIVISION OF A PART OF BLOCK 5 OF THE G.T. SHEEGOG SUBDIVISION, OF RECORD IN BOOK 1130, PAGE 86, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 2 FRONTS 100 FEET ON THE EASTERLY SIDE OF RIVER DRIVE AND RUNS BACK BETWEEN LINES, 307.4 FEET ON THE SOUTHERLY LINE AND 278.6 FEET ON THE NORTHERLY LINE, TO THE LOW WATER MARK OF THE CUMBERLAND RIVER, ON WHICH IT MEASURES 103 FEET MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO ERNEST R. JONES AND SANDRA JONES, HUSBAND AND WIFE BY WARRANTY DEED FROM HENRY MAJOR, ADMINISTRATOR OF THE ESTATE OF ELSIE VIRGINIA MAJOR, DECEASED, RECORDED ON THE 30TH DAY OF NOVEMBER, 2005 IN INSTRUMENT NO. 20051130-0144063, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND BEING THE SAME PROPERTY CONVEYED TO M.C. MAJOR AND WIFE, ELSIE V. MAJOR BY DEED FROM JOSEPH W. MALMEDE AND WIFE, MARIE A. MALMEDE, RECORDED ON AUGUST 19, 1965 OF RECORD IN BOOK 3925, PAGE 811, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID M.C. MAJOR HAVING SINCE DIED ON OCTOBER 25, 1974 AND PROPERTY VESTED BY OPERATION OF LAW IN HIS SURVIVING SPOUSE, ELSIE V. MAJOR A/K/A ELSIE VIRGINIA MAJOR. ELSIE V. MAJOR A/K/A ELSIE VIRGINIA MAJOR HAVING SINCE DIED INTESTATE AND UNMARRIED ON NOVEMBER 13, 2002 AND HER ESTATE WAS ADMINISTERED IN THE 7TH CIVIL COURT FOR DAVIDSON COUNTY, TENNESSEE, PROBATE DIVISION, DOCKET NO. 03P-323. BY AGREED ORDER DATED AUGUST 18, 2005 AND AGREED ORDER FOR SALE OF REAL ESTATE DATED SEPTEMBER 19, 2005, HENRY MAJOR, AS ADMINISTRATOR IS AUTHORIZED TO SELL THE HEREIN PROPERTY AND EXECUTE ANY AND ALL SALE DOCUMENTS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1718 River Drive, Nashville, Tennessee 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 14th day of April, 2006.

Ernest R. Jones

Sandra Jones

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ernest R. Jones and Sandra Jones, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of April, 2006.

Rita B. Mitchell
Notary Public

My Commission Expires: 6-14-07

(SEAL) RITA B. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903