Davidson County DEEDWARR
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Fees:13.00 Taxes:444.00
20080801-0079196

# WARRANTY DEED

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July, 2008

Notary Public:

MY COMMISSION EXPIRES: 3/7/11
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Howard E. Jones, Jr. | GMAC Mortgage, LLC | Parcel ID: |
| 4532 Clarksville Pike | 1100 Virginia Drive | 05900002100 |
| Nashville, TN 37218-1508 | Fort Washington, PA 19034 | |

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

**Loletha Margite Norman, unmarried**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

**Howard E. Jones, Jr., an unmarried man**

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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being a portion of the H.W. Bowers, Jr. lands as recorded in Book 2597, Page 543, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point, this point being an iron pin in the southern row line of State Highway No. 112 or Clarksville Highway approximate 0.5 miles south of the intersection of Stevens Lane and the Clarksville Highway; thence in a northeasterly direction along the southern ROW line of Clarksville Highway with a curve to the left having a radius of 8,629 feet passing through iron pins set on chord distance of 108 feet and 216 feet to an iron pin, the property corner, a total distance of 232 feet, thence S 72 degrees 49 minutes, E, 503.15 feet bounded by the E.W. Bowers, Jr. property to an iron pin; thence S. 18 degrees 27 minutes W 110.5 feet bounded by the H.W. Bowers, Jr. property to an iron pin; thence S. 19 degrees 08 minutes W, 110.5 feet bounded by the H.W. Bowers, Jr. property to an iron pin; thence N 71 degrees 10 minutes W, 500.0 feet, bounded by the R.G. Gardner property to an iron pin, this being the point of beginning, containing 2.73 acres, more or less.

INCLUDED in the above described property, but expressly EXCLUDED is the following tract of land conveyed to the State of Tennessee of record in Book 8395, Page 65, said Register's Office:

Beginning at the point of intersection of the existing southeast margin of Clarksville Pike and the north margin of the Kenneth S. Thompson, Etux property; thence with said existing margin northeasterly 232 feet more or less to a point; thence with the north boundary of this property, south 68 degrees, 33 minutes, 11 seconds east 20.00 feet to a point; thence with the proposed southeast margin of said road having a 8649.40 foot radius curve southerly 232.25 feet to a point; thence with the north boundary of said Thompson property north 67 degrees, 25 minutes, 00 seconds west 20.00 feet to the point of beginning., containing 0.11 acres.

Being the same property conveyed to Loletha Margite Norman by Quitclaim Deed from Ernest Norman, III, of record in Instrument 20060621-0074242, said Register's Office, dated June 8, 2006. See also deed of record in Book 11495, Page 747, said Register's Office.

This conveyance is made subject to: (1) 2008 taxes, which have been prorated and assumed by the Grantees.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 4532 Clarksville Pike, Nashville, TN 37218-1508

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 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 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 30th day of July, 2008.

Loletha Margite Norman

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Loletha Margite Norman, with whom I am personally acquainted (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 Nashville, Tennessee, this 30th day of July, 2008.

My Commission Expires: 3/7/11

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.