Prepared By & Return To:
Infinity Title, LLC
205 McGavock Pike (2)
Nashville, TN 37214
09-0757

BILL GARRETT, Davidson County
Trans:T20100013543 DEEDWARR
Recvd: 03/08/10 09:28 2 pgs
Fees:13.00 Taxes:314.50
20100308-0017462

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00.

Willie Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26 DAY OF February, 2010.

Notary Public

Commission Expiration:
12/8/13

TRACY A. HOBBY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

ADDRESS OF NEW OWNER:
Willie J. Jones
1026 42nd Ave N
Nashville, TN 37208

SEND TAX BILLS TO:
Willie J. Jones
1026 42nd Ave N
Nashville, TN 37208

MAP-PARCEL:
09108010500

WARRANTY DEED

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,

Charles Edward Jones, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Willie J. Jones

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:

Land in Davidson County, Tennessee, being Lot 83 on the Plan of L.H. Davis Subdivision of Lot 41 Clifton Plan of record in Book 57, page 100, Register's Office for said county.

Said Lot 83 fronts 50 feet on the east side of 42nd Avenue North and runs back 96 feet on the north line and 134 feet on the south line to the west margin of 40th Avenue, formerly Clifton Avenue, on which it measures 63 feet.

Being the same property conveyed to Larry N. Farrell on 01/19/1994, by deed from Clerk & Master, filed for record on 01/19/1994, in Book 9223, page 584, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Eron Corinne Davis on 10/26/2005, by deed from Larry N. Farrell, filed for record on 12/07/2005, in Instrument Number 20051207-0146941, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles Edward Jones on 05/17/2006, by deed from Eron Corinne Davis, filed for record on 05/26/2006, in Instrument Number 20060526-0062329, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: **1026 42nd Ave N Nashville, TN 37208**

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.

CJ

Witness my hand this 26 day of February, 2010.

Charles Edward Jones

Charles Edward Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Charles Edward Jones**, 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 at Nashville, Tennessee this 1 day of March, 2010.

Notary Public

Commission Expiration:

JAKE CRUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 22, 2010