0434616

SEE ATTACHED FOR REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@worldnet.att.net

98 MAY -6 PM 12:56

W & I Ref: (sk) Title No: 39846
Dav. Co. File: Box 8

BOOK 10919 PG 525

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Roy C. Jordan Lynne M. Jordan 3528 Trimble Court Nashville, TN 37215	First American National Bank First American Center Nashville, TN 37237

TAX MAP-PARCEL NUMBERS: 131-5-32

WARRANTY DEED

3730 05/06 0101 03CHECK 790.00

FOR AND IN CONSIDERATION of the sum of **$ 210,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ann Katherine Ledyard, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Roy C. Jordan and wife, Lynne M. Jordan,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 34 on the Plan of Russwood Heights of record in Book 2133, Pages 12 and 13, Register's Office for said County.

SAID Lot No. 34 fronts 52.4 feet on the northeasterly margin of Trimble Court and extends back 258.4 feet on the broken northwesterly line and 198.5 feet on the south line to a dead line in the rear, measuring 230.4 feet thereon.

BEING the same property conveyed to Ann Katherine Ledyard by deed from Stephen Komisar and wife, Barbara K. Komisar of record in Book 10026, Page 471, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This instrument is executed on behalf of Ann Katherine Ledyard by Suzanne Lewter as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 3528 Trimble Court, Nashville, TN 37215

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 this 5th day of May, 1998.

Ann Katherine Ledyard

Ann Katherine Ledyard, By:
Suzanne Lewter, Atty-In-Fact

BOOK 10919 PG 526

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 210,000.00

Affiant

Sworn and subscribed before me on the 5th day of May, 1998.

Notary Public

My Commission Expires: _____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

BOOK 10919 PG 527

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 **Suzanne Lewter**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Ann Katherine Ledyard**, as Attorney-in-Fact, as a free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this the 5th day of May, 1998.

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

EXHIBIT "A"
To
WARRANTY DEED

FROM: Ann Katherine Ledyard

TO: Roy C. Jordan

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Suzanne Lewter, Affiant

Sworn to and subscribed before me this
5th day of May, 1998.

Notary Public

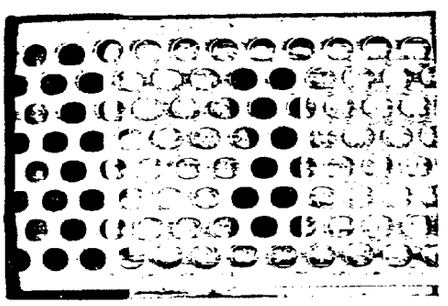
My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10919 PG 528

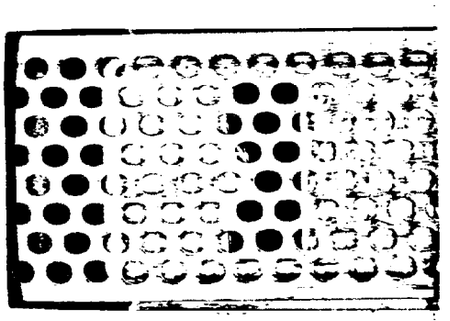
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	210000.00
CON TX	777.00
PRFEE	1.00
WDEED	12.00
TOTAL	790.00
CHECK	790.00

05/06/98 01 12:59 0001 3730

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



043461 6

IDENTIF. # REFERENCE

98 MAY -6 PM 12:56

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1289784