# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/18/01 12:50 2pgs
Fees:13.00 Taxes:294.15

20011218-0139556

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 9,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd Day of December, 2001

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JENNIFER A. PIERCE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires May 26, 2002

**THIS INSTRUMENT WAS PREPARED BY**
David W. Kious, Attorney at Law, 613 Potomac Place, Suite 201 Smyrna, TN 37167

**WARRANTY DEED**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Havron A. Boyd | Franklin American Mortgage Co. | 50-11-177 |
| (NAME) 3616 Chesapeake Drive | (NAME) 501 Corporate Centre Dr. #400 | |
| (ADDRESS) Nashville, TN 37207 | (ADDRESS) Franklin, TN 37064 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Alan B. Jordan, II and Dianne B. Jordan**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Havron A. Boyd, unmarried** hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:
(**husband and wife)

Land in Davidson County, Tennessee, being all of Lot No. 132 on the Plan of Timberwood Estates, Section Four, according to the plat thereof, recorded in Plat Book 6900, Page 132 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Alan B. Jordan, II and wife, Dianne B. Jordan by Quitclaim Deed of record in Book 7823, page 147, of the Register's Office of Davidson County, Tennessee.

Subject to Restrictive Covenants of record in Book 7159, page 654; Easement for natural gas lines of record in Book 6515, page 647; any and all matters as shown on plat of record in Plat Book 6900, page 132; all of the Register's Office of Davidson County, Tennessee.

This is unimproved ( )
improved( X ) property, known as 3616 Chesapeake Drive Nashville TN 37207
(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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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 3rd Day of December, 2001.

Alan B. Jordan, II

Dianne B. Jordan

STATE OF TENNESSEE )
) ss:
COUNTY OF Davidson )

Before me, the undersigned Notary Public, personally appeared Alan B. Jordan, II and Dianne B. Jordan husband and wife, who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 3rd Day of December, 2001.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

MY COMMISSION EXPIRES: 11/17/02