Davidson County DEEDWARR
Recvd: 05/02/02 15:21 2pgs
Fees:13.00 Taxes:51.80
20020502-0054389

THIS INSTRUMENT PREPARED BY/
PLEASE RETURN TO:
American Escrow Company
P. O. Box 1733
Hendersonville, TN 37077

WARRANTY DEED

Address of New Owner(s) as Follows:	Mortgagee: Send Tax Bills To:	Map-Parcel Numbers
Lamont Jordan 1407 Rock Creek Court Whites Creek, TN 37189	NEW OWNER	72-10-127

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,

Gene R. Nicholas and wife, Jean S. Nicholas

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Lamont Jordan, a married 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:
Land in Davidson County, Tennessee, being Lot Number 24, on the Plan of Dugger Bros. Subdivision on the Rucker Lands, of record in Plat Book 1130, Page 20, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gene R. Nicholas by Deed of record in Book 7993, Page 468 and thence conveyed to Gene R. Nicholas and wife, Jean S. Nicholas by Quit Claim Deed of record in Book 8164, Page 544, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record.

This is unimproved property known as: 2827 Bronte Court Nashville, TN

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 OUR HANDS THIS 29th day of April, 2002

Gene R. Nicholas Gene R Nicholas

Jean S. Nicholas Jean S Nicholas

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, Gene R. Nicholas and wife, Jean S. Nicholas

with whom I am personally acquainted, and who acknowledged that he/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office the 29th day of April, 2002

My Commission expires August 24, 2003

K. J. Shelton
Notary Public

NOTARY PUBLIC AT LARGE SUMNER COUNTY TENN

STATE OF TENNESSEE
COUNTY OF SUMNER

My Commission Expires AUG 24, 2003

The actual consideration or value, whichever is greater, for this transaction is $ 14,000.00

Affiant

Subscribed and sworn to before me this 29th day of April, 2002

K. J. Shelton
Notary Public

My Commission Expires: August 24, 2003

NOTARY PUBLIC AT LARGE SUMNER COUNTY TENN