22-1-360

LENDER'S TITLE and ESCROW, LLC.
501 CORPORATE CENTRE DRIVE
SUITE 460
FRANKLIN, TENNESSEE 37067
PH: 615-778-9255 FAX: 778-9075

CAROLE ANNE COLEMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of May, 2002.

Notary Public

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 2637 Murfreesboro Pike, Nashville, TN 37217

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeff O. Cordes	SAME	Map: 61-14-187
(NAME)	(NAME)	
3731 Baxter Drive		Parcel:
(ADDRESS)	(ADDRESS)	
Nashville TN 37216		
(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, IMOGENE COPE, UNMARRIED, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto JEFF O. CORDES, UNMARRIED, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in County, State of Tennessee, described as follows, to-wit:

Being Lot No. 54 on the Plan of E.B. Craig's Subdivision of the Crownover Property on the Gallatin Road, as of record in Book 894, Page 640, Register's Office for said County.

Said Lot No. 54 fronts 50 feet on the westerly side of Baxter Street and runs back 154 feet 9 inches on the south line and 155 feet 9 inches on the north line to a dead line on which it shows 50 feet.

Being the same property conveyed to Imogene Cope and Ruth Cantrell by Warranty Deed from Malcolm Patterson James and wife, Erline James, of record in Book 4131, Page 490, Register's Office for Davidson County, Tennessee. The said Ruth Cantrell having died on March 11, 1980, leaving Imogene Cope as her only heir at law.

Restrictive Covenants, Easements and Additional Exceptions:

Any restrictions, easements, and other matters of record in Register's Office for Davidson County, Tennessee

Unimproved ( )
This is improved (X) property, known as 3731 Baxter Drive, Nashville, TN 37216
(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 Grantors covenant with the said GRANTEE(S) that they 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 Grantors further covenant and bind themselves, their heirs and assigns, 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 our hands this 23rd day of May, 2002.

Imogene Cope

Imogene Cope

Davidson County DEEDWARR
Recvd: 05/30/02 10:21 2pgs
Fees:13.00 Taxes:255.30

20020530-0065497

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Imogene Cope, unmarried who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 23rd day of May, 2002.

Notary Public Rebecca A. Dohoda

My Commission Expires: 05/15/04

(SEAL)



Mail After Recording To:

Southern Title Services, LLC
2637 Murfreesboro Pike
Nashville, TN 37217