Davidson County DEEDWARR
Recvd: 03/07/03 16:06 4pgs
Fees:22.00 Taxes:803.20
20030307-0030691

GENERAL WARRANTY DEED

FROM: Harold W. Jordan and wife, Geraldine C. Jordan, the **"Grantor"**

TO: Lloyd Elam and wife, Clara Elam, the **"Grantee"**

Address New Owners as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map-Parcel Numbers:
Lloyd Elam and wife, Clara Elam 710 Ledford Drive Nashville, TN 37207	Same	Map 58-15 Parcel 18

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $217,080.00.

Affiant

Sworn to and subscribed before me, this 7th day of March, 2003.

Notary Public

My Commission Expires:

LORI McPHERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 25, 2006

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Harold W. Jordan and wife, Geraldine C. Jordan (collectively, the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto Lloyd Elam and wife, Clara Elam (collectively, the "Grantee"), their heirs and assigns, all of Grantor's rights, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto, and all improvements thereon (the "Property").

This is improved property, known as 4204 Kings Court, Nashville, Tennessee 37218.

The above-referenced property is conveyed subject to the matters listed on Exhibit B attached hereto.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Grantee, their heirs and assigns, forever in fee simple.

Grantor further covenants and binds themselves, their representatives and assigns to warrant and defend the title to said real estate to Grantee, and Grantee's heirs and assigns, against the lawful claims of all persons. 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.

Executed effective the 7th day of March, 2003.

GRANTOR:

Harold W. Jordan

Geraldine C. Jordan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Harold W. Jordan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) acknowledged himself to be the within named bargainor.

Witness my hand and seal, at Office, this 7 day of March, 2003.

Notary Public

LORI McPHERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:_____

My Commission Expires MAR. 25, 2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Geraldine C. Jordan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) acknowledged herself to be the within named bargainor.

Witness my hand and seal, at Office, this 7th day of March, 2003.

Notary Public

LORI McPHERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:_____

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EXHIBIT A

Property Description

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Royal Crest Subdivision, as of record in Book 3700, page 86, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the northeasterly margin of Kings Court at the corner of Lots 9 and 10 on said plan; thence with line between said lots, north 12 degrees 3 minutes east 277.29 feet to the corner of Lot Nos. 9, 10, 20 and 21; thence with the line between lots nos. 9 and 21, south 73 degrees 51 minutes west 45.84 feet to the corner of lots Nos. 8 and 9; thence with the line between lots nos. 8 and 9; southwesterly 310.41 feet to the northeasterly margin of Kings Court; thence along said margin westerly 49.51 to the beginning.

Being the same property conveyed to Harold W. Jordan and wife, Geraldine C. Jordan by deed of record in Book 4109, page 429, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

1. Taxes for the year 2003, a lien, not yet due and payable.

2. Easements or claims of easements, not shown by the public records.

3. Any discrepancies, conflicts, encroachments, servitudes, shortages in area and boundaries or other facts which a correct survey would show.

4. Restrictions as contained in Book 4059, page 174, Register's Office for Davidson County, Tennessee.

5. Right of Way Easement recorded in Book 3103, page 52, Register's Office for Davidson County, Tennessee.

6. All matters shown on Plat recorded in Book 3700, page 86, Register's Office for Davidson County, Tennessee.

7. All matters shown of record.