Davidson County DEEDWARR
Recvd: 09/08/03 07:56 3pgs
Fees:18.00 Taxes:46.25
20030908-0130316

THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
Washington Square, Suite 400
Nashville, TN 37201-1476

# WARRANTY DEED

State of Tennessee )
County of Davidson )

The actual consideration of value, whichever is greater, for this transfer is $12,500.00.

Affiant

Sworn to and subscribed before me this 26 day of August, 2003.

NOTARY PUBLIC

My Commission Expires: 5-28-06

| ADDRESS - NEW OWNER | SEND TAX BILLS TO: | MAP/PARCEL NUMBER: |
|---|---|---|
| First Jordan Co. LLC., Inc. | Same | Map 92-13 |
| P.O. Box 791 | | Parcel 245 |
| Joelton, TN 37080 | | |

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Vanessa Gardner, Lela Dawson, Woodrow Arendall, III, and Connie Arendall, Guardian of Amy Michelle Arendall, Stacy Joann Arendall, Bobbie Sue Arendall, and Luck Lee Scarlett Arendall, minor children of Jerry Dwight Arendall, deceased**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **First Jordan Co. LLC**, hereinafter called "Grantee", their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being a westerly 50 feet of the easterly 150 feet of Block 30, Charlotte Park, Second Addition, extended, of record in Book 421, page 10, Register's Office for Davidson County, Tennessee, described as follows:
>
> Beginning on the southerly margin of Nevada Avenue, formerly 3rd Avenue, 100 feet westerly from the margin of 38th Avenue, North, formerly "A" Street; thence with the southern margin of said Nevada Avenue, westerly 50 feet; thence southerly parallel with said 38th Avenue, North, 150 feet to the northerly margin of an alley; thence with said alley easterly 50 feet; thence northerly 150 feet to the beginning.
>
> Being the same property conveyed to Marilyn Marlow by deed from Jerry Condra, of record in Book 10404, page 563, Register's Office for Davidson County, Tennessee, the said Marilyn Marlow having since died intestate, leaving Grantors herein as her only heirs-at-law.
>
> This is property known as 3805 Nevada Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, their heirs and assigns forever; and Grantor does

covenant with the said Grantee that we 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 Grantor does further covenant and bind ourselves, our heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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 hand this 8th day of Aug, 2003.

Vanessa Joann Gardner
**Vanessa Gardner**

Leila Mae Dawson
**Lela Dawson**

Woodrow Arendall III
**Woodrow Arendall, III**

Connie Arendall
**Connie Arendall,** Guardian of
Amy Michelle Arendall,
Stacy Joann Arendall,
Bobbie Sue Arendall, and
Lucky Lee Scarlett Arendall

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, **Vanessa Gardner**, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 8th day of Aug, 2003.

John D. Applegate
NOTARY PUBLIC

My Commission Expires: 01-29-05

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, **Lela Dawson**, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 8th day of Aug, 2003.

John D. Applegate
NOTARY PUBLIC

My Commission Expires: 01-29-05

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, **Woodrow Arendall, III**, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 8th day of Aug, 2003.

NOTARY PUBLIC

My Commission Expires: 01-29-05

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, **Connie Arendall**, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 8th day of Aug, 2003.

NOTARY PUBLIC

My Commission Expires: 01-29-05