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Davidson County DEEDWARR
Recvd: 11/11/03 13:19 2pgs
Fees:13.00 Taxes:59.20

20031111-0165011

Quality Title 48-A

THIS INSTRUMENT PREPARED BY:

F. B. Murphy, Jr., Attorney
2021 Richard Jones Road, Suite 350
Nashville, Tennessee 37215

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Johnny R. Hackney 6021 Hill Circle Nashville, TN 37209	Same	Map 103-1 Parcel 93

WARRANTY DEED

For and in consideration of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Robert E. Jordan, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Johnny R. Hackney, hereinafter called the Grantee, his heirs and assigns, certain tracts or parcels of land located in Davidson County, Tennessee, described as follows:

A lot in the 8th Civil District of Davidson County, Tennessee, fronting on the north side of Hill Circle Road, being the south portion of Lot No. 5 of Section 2 of the John S. Cowden Subdivision extended to the north margin of Hill Circle Road, more particularly described as follows: Beginning at the midway point of the east boundary of Lot No. 5 of the John S. Cowden Subdivision, Section 2, and running south 22 deg. East 228 feet to a stake, the southeast corner of Lot No. 5 and the southwest corner of Lot No. 4 of said subdivision; thence continuing south 22 deg. East to the north margin of Hill Circle Road; thence along the north margin of Hill Circle Road in a generally westwardly direction about 126.4 feet to an iron stake; thence north 20 deg. West with the eastern boundary of Lot No. 6 as extended and then along the eastern boundary of Lot No. 6 in all 287 feet to the midway point of the eastern boundary line of Lot No. 6; thence north 82 deg. East 100 feet to the point of beginning, being the south portion of Lot No. 5 extended to the south boundary of Hill Circle Road.

Being the same property conveyed to Robert E. Jordan by deed from Keith P. Jordan, of record in Book No. 10887, page 862, Register's Office for said County.

The above description was taken directly from the deed of record in Book 10887, page 862, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 6014 Hill Circle, Nashville, Tennessee 37209.

This conveyance is subject to any and all existing easements, setback lines and restrictive covenants of record in said Register's Office.

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise set out herein; Grantor does further covenant and bind himself, his heirs, assigns and representatives,

to warrant and forever defend the title to said land to Grantee, his heirs and assigns, against the lawful claim of all persons whomsoever.

WITNESS my hand this 3rd day of July, 2003.

Robert E Jordan
ROBERT E. JORDAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robert E. Jordan, the within named 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 at Nashville, Tennessee this 3rd day of July, 2003.

J. B. Murphy Jr.
NOTARY PUBLIC

My Commission Expires: 5-28-06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $16,000.00.

Robert E Jordan
Affiant

Subscribed and sworn to before me this 3rd day of July, 2003.

J. B. Murphy Jr.
Notary Public

My Commission Expires: 5-28-06.
