THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 22325-02-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $395,500.00 Affiant Subscribed and sworn to before me this 10th day of March, 2004. Notary Public My Commission Expires: 12/7/05

EMBER S. FREET NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Sarah Ann Gordon 6034 Sherwood Court Nashville, TN 37215	**Send Tax Bills To:** ABN AMRO Mortgage Group, Inc. 2600 W. Big Beaver Road Troy, MI 48084	**Tax Information:** Map No.158-04-0 Parcel No. 025.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David B. Gordon and Erin A. O'Hara*** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sarah Ann Gordon, a single woman** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

*HUSBAND AND WIFE

This is Improved property located at 6034 Sherwood Court, Nashville, TN, 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 10th day of March, 2004.

David B. Gordon, by Erin A O'Hara, A.I.F.
David B. Gordon by Erin A. O'Hara,
Attorney-in-Fact

Erin A. O'Hara
Erin A. O'Hara

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Erin A. O'Hara**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of March, 2004.

Notary Public

My Commission Expires: 12/7/05

EMBER S. FREET NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, Erin A. O'Hara, 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 on behalf of David B. Gordon as his Attorney-In-Fact, as the free and and deed of the within named David B. Gordon.

Witness my hand, at office, this 10th day of March, 2004.

NOTARY PUBLIC

My Commisson Expires: 12/07/05

EMBER S. FREET NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 03/17/04 11:49 2pgs
Fees:13.00 Taxes:1463.35

20040317-0030346

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Sherwood Forest, as of record in Plat Book 4175, page 114, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Together with an easement for, ingress and egress over a proviate road lying directly east and adjacent to said Lot No. 8, as more completely described in the deed of record in Book 4599, Page 397, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David B. Gordon and Erin O'Hara by deed dated 06/29/2001 from Milton Philip Armor and wife, Susan H. Armor of record in Instrument No. 20010703-0070691, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2004 City/County Taxes, which have been prorated and assumed by the Grantee;
2) Easement for ingress/egress of record in Book 4599, Page 397, Register's Office for Davidson County, Tennessee;
3) All matters appearing on the Plan of record in Plat Book 4175, page 114, Register's Office for Davidson County, Tennessee.