24-1-231

Register Return to:
Land Title South, Inc.
501 Corporate Centre Dr.
~~Suite 360~~
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 06/02/04 13:47 2pgs
Fees:13.00 Taxes:303.40



20040602-0064559

PREPARED BY:
Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **28th** day of **May, 2004** by and between **Monica L. Gretter, an unmarried person** , herein after referred to as GRANTOR, and **1709 Fatherland Trust First Jordan, LLC, Trustee** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 44 on Block "A" on the Map of Priest Home Place, of record in Book 161, page 102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Monica L. Gretter, an unmarried person, by Warranty Deed from Sherry A. Hopwood, an unmarried person, dated September 1, 2000 and of record in Instrument No. 20000912-0090603, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters appearing on the plan of Priest Home Place, Block "A", of record in Book 161, Page 102; all easements, restrictions and other matters of record in said register's office.

This is improved/unimproved property known as: 1709 Fatherland Street, Nashville, TN 37206

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Monica L. Gretter
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **Monica L. Gretter, an unmarried person** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **28th** day of **May, 2004.**

Notary Public

MY COMMISSION EXPIRES
AUGUST 22, 2005

My Commission Expires: _____

CARRIE E. HUGHES NOTARY PUBLIC AT LARGE MAURY COUNTY, TENNESSEE

Name and Address of Property Owner:
1709 Fatherland Trust First Jordan, LLC, Trustee
2576 Memorial Blvd #108, Springfield, TN 37172

Send Tax Statements to:
SAME
,

Map and Parcel--083.14-133.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$82,000.00** which amount is equal to, or greater than the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **28th** day of **May, 2004.**

Notary Public

MY COMMISSION EXPIRES
AUGUST 22, 2005

My Commission Expires: _____

CARRIE E. HUGHES NOTARY PUBLIC AT LARGE MAURY COUNTY, TENNESSEE

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