24-1-223

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

Davidson County DEEDWARR
Recvd: 06/02/04 13:48 2pgs
Fees:13.00 Taxes:329.30

20040602-0064560

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 **Annie E. Stevens** , herein after referred to as GRANTOR, and **402 S. 17th Street 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 Number 100 on the Plan of Edgefield Land Company's First Subdivision, of record in Book 57, page 130, Register's Office for Davidson County, Tennessee.

Said Lot Number 100 fronts 50 feet on the westerly margin of South 17th Street and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed unto Annie E. Stevens by Quitclaim Deed from S. Mollie E. Ingram, dated July 8, 1996, of record in Book 10117, page 458, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed unto Annie E. Stevens and S. Mollie E. Ingram by Warranty Deed from Keith Heredon and wife, Dottie Y. Heredon, dated August 1, 1990, of record in Book 8167, page 990, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 402 S. 17th 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.

Annie E. Stevens
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **Annie E. Stevens** , 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 EX.
AUGUST 22, 2005

My Commission Expires:_____

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

Name and Address of Property Owner:
402 S. 17th Street Trust, First Jordan LLC, Trustee
2576 Memorial Blvd #108, Springfield, TN 37172

Send Tax Statements to:
SAME
,

Map and Parcel--083.14-297.00

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 **$89,000.00** 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 EX.
AUGUST 22, 2005

My Commission Expires: _____

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

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