This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6040238

Return To:
Elite Title Company
109 Westpark Drive
Suite 180 230
Brentwood, TN 37027

Send Tax Bills To:
Karen Terry
205 Garner Avenue
Madison, TN ~~37216~~ 37115

Davidson County DEEDWARR
Recvd: 07/01/04 09:25 3pgs
Fees:18.00 Taxes:483.96
20040701-0078245

New Owner is:
205 Garner Ave
Madison, TN ~~37216~~ 37115

MAP: 43-05
PARCEL: 164.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Lamont Jordan, unmarried** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Karen Terry, unmarried,** hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Being Tract 30, Block B, of Kennaston Estates, a subdivision in the County of Davidson, State of Tennessee, a plat of said subdivision is of record in Book 843, page 83, Register's Office for said County to which plat reference is hereby made for a more complete legal description. Said description is incorporated herein by reference the same as if copied fully herein verbatim.

Being the same property conveyed to Lamont Jordan by Deed from Frank W. Jett dated November 14, 2003, recorded November 25, 2003 , in Instrument No. 20031225-0171 , Register's Office for Davidson County, Tennessee.

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This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 843, page 83, said Register's Office.

The legal description is the same as the previous deed of record.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 21 day of June, 2004.

GRANTOR:

Lamont Jordan

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Lamont Jordan** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 21 day of June, 2004.

Notary Public

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $130,800.00.

Affiant

SWORN TO and subscribed
before me this 21 day of
Jan, 2004.

NOTARY PUBLIC

My commission expires:

NOV. 25, 2007