Davidson County DEEDWARR
Recvd: 07/16/04 11:06 2pgs
Fees:13.00 Taxes:560.92

20040716-0085120

THIS INSTRUMENT WAS PREPARED BY
RETURN TO:

H. Anthony Duncan, Esq.
121 First Avenue, South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE)
COUNTY OF Williamson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $151,600.00.

Lynwood D. Jordan
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 15 day of July, 2004.

H. ANTHONY DUNCAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN.

Notary Public
My Commission Expires: 1/4/06

WARRANTY DEED

ADDRESS OF NEW OWNER(S):
Lynwood D. Jordan
136 37th Avenue North
Nashville, TN 37209

SEND TAX BILLS TO:
SunTrust Mortgage, Inc.
P.O. Box 57028
Irvine, CA 92618-7028

MAP-PARCEL NUMBERS:
104-01 256.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CLAY STEAKLEY and wife, ERICA B. STEAKLEY,** hereinafter referred to as Grantor(s), hereby transfers and conveys to **LYNWOOD D. JORDAN, married,** hereinafter referred to as Grantee(s), his/her/their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

BEING Lot No. 4 on the Plan of Re-Subdivision of a portion of Lots 172 and 173 of the West Grove Subdivision and Lot 3 on the Resubdivision of Lot 171 and a portion of Lot 172 of the West Grove Subdivision of record in Book 3500, Page 78, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to ERICA B. STEAKLEY, married by Warranty Deed from JOHN CHARLES ALLEN, married of record as Instrument No. 20010404-0032725, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, restrictions and easements of record in the Register's Office of Davidson County, Tennessee.

Taxes for the current year have been prorated and have been assumed by Grantee(s).

This is improved property known as: **136 37th Avenue North, Nashville, TN 37209.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 15 day of July, 2004.

Clay Steakley by
Erica B. Steakley Tes
Tally-in-fact

CLAY STEAKLEY

Erica B. Steakley

ERICA B. STEAKLEY

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **ERICA B. STEAKLEY**, with whom I am personally acquainted or who proved to me based upon satisfactory evidence, and who acknowledged that she/he executed the within instrument for the purposes therein contained, and who further acknowledged that she/he is the attorney-in-fact of the maker (or a constituent of the maker) and is authorized by the maker (or by its constituent, the constituent being authorized by the maker,) to execute this instrument on behalf of the maker.

Witness my hand this 15 day of July, 2004.

Notary Public

My Commission Expires: 1/4/06

H. ANTHONY DUNCAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **ERICA B. STEAKLEY**, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand this 15 day of July, 2004.

Notary Public

My Commission Expires: 1/4/06

H. ANTHONY DUNCAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN