This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Mark McIvor
765 Elysian Fields Road
Nashville, TN 37204

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Chase Manhattan Mortgage Corporation
5409 Maryland Way, Suite 202
Brentwood, TN 37027

MAP	132
GROUP	11
PARCEL	47

Davidson County DEEDWARR
Recvd: 08/04/04 09:37 2pgs
Fees:13.00 Taxes:813.63
20040804-0093267

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Vendol Jordan, unmarried** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Mark McIvor, unmarried** hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 16 on the Map of Elysian Fields, Section One, of record in Plat Book 1424, page 81, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Said Lot No. 16 fronts 135 feet on the westerly side of Elysian Fields Road, and runs back between parallel lines 335 feet to a dead line.
>
> Being the same property conveyed to John Deaumont Jordan and wife, Vendol Jordan, unmarried by deed from Mayme Rucker Crichlow of record in Book 3000, Page 201, Register's Office for Davidson County, Tennessee. The said John Deaumont Jordan is deceased.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2004 and subsequent years.

This is improved property known as 765 Elysian Fields Road, Nashville, Tennessee 37204.

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, GRANTOR does covenant with the said GRANTEE that lawfully seized and possessed of said land in fee simple, a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, further covenants and binds , her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and 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 the 30th day of July, 2004.

Vendol Jordan by James Milton Jordan, Sr. as Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **James Milton Jordan, Sr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the **Attorney in fact for Vendol Jordan, the bargainor,** and that as said attorney in fact he executed the within Warranty Deed for the purposes therein contained by signing the name of Vendol Jordan as her free act and deed.

WITNESS my hand and official seal this 30th day of July, 2004.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/25/2004

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $219,900.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of July, 2004.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/25/2004