This instrument prepared by:
, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

File No.: **2120-577316**

After Recording Return To:
Nations Title Agency, Inc.
5214 Maryland Way, Suite 208
Brentwood, TN 37027
04TN04256

Davidson County DEEDWARR
Recvd: 08/11/04 09:48 3pgs
Fees:18.00 Taxes:303.40
20040811-0096955

WARRANTY DEED

THIS INDENTURE, made and entered into this **Twenty-eighth day of July, 2004**, by and between **Curtis Jordan, a widower**, parties of the first part, and **Nicolas Nguyen and wife, Karen A. Swingly**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEING 37-1/2 FEET OFF THE SOUTHERLY PARTS OF LOT NUMBERS 1 AND 2 OF BLOCK "A", OR 18, IN THE CHARLOTTE PARK COMPANY'S ADDITION TO NASHVILLE, TENNESSEE, A PLAN OF WHICH IS OF RECORD IN BOOK 57, PAGE 160, REGISTER'S OFFICE FOR SAID COUNTY AND STATE. THE PART OF SAID PARTS OF LOT NUMBERS 1 AND 2 HEREIN CONVEYED BEGINS AT THE NORTHWEST CORNER OF 2ND AVENUE AND 37TH AVENUE, NORTH (FORMERLY PILCHER STREET) RUNNING THENCE NORTH WITH THE WEST MARGIN OF PILCHER STREET, OR 37TH AVENUE, NORTH, 37-1/2 FEET TO A POINT; THENCE AT RIGHT ANGLES WEST 126.19 FEET MORE OR LESS, TO A POINT; THENCE 37-1/2 FEET SOUTH TO THE NORTH MARGIN OF SAID 2ND AVENUE; THENCE WITH THE NORTH MARGIN OF SAID 2ND AVENUE, 133.9 FEET TO THE POINT OF BEGINNING, BEING STREET OR DOOR #317.

Being the same property conveyed by Marshall R. Shelton and wife, Nina Shelton to Barbara R. Stewart, unmarried, by deed dated November 25, 1977 and recorded November 29, 1977 in Book 5227, Page 325, Register's Office of Davidson County, Tennessee, further conveyed by Barbara Stewart Jordan's surviving spouse, Curtis Jordan to Jeffrey M. Grissim, unmarried, who in turn reconveyed subject property to Curtis Jordan, widowed by Quitclaim Deed dated November 15, 2000 and recorded November 17, 2000 in Instrument Number 20001117-0114239, said Register's Office.

This conveyance is made subject to:
(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **092-13-0 140.00**

X Improved OR

Unimproved property located at: **317 37th Avenue North, Nashville, Tennessee 37209**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Curtis Jordan

STATE OF **TN**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Curtis Jordan, a widower** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **his** free Act and Deed.

Witness my hand and Notarial Seal this **Twenty-eighth day of July, 2004.**

Notary Public

My Commission Expires: 5-27-07

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Owner's Name: **Nicolas Nguyen and wife, Karen A. Swingly**

and Address: **317 37th Avenue North**
Nashville, TN 37209

Mail tax bills to, (Person or Agency responsible for payment of taxes)

SUNTRUST MORTGAGE, INC.
201 4TH AVENUE NORTH, FL.7
NASHVILLE, TN 37219

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $**82,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Twenty-eighth day of July, 2004.**

Notary Public

My Commission Expires: My Commission Expires NOV. 26, 2005

