WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **70,000.00.**

Davidson County DEEDWARR
Recvd: 09/13/04 11:00 2pgs
Fees:13.00 Taxes:259.00

20040913-0110076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

SUBS ___ DAY OF _

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF Sept 2004.

Deputy Register

MY COMMISSION EXPIRES: ____

THIS INSTRUMENT PREPARED BY Richard Hedgepath, Jr., Attorney at Law, 4800 Charlotte Ave., Nashville, TN 37209.

NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL
Toni J. Rothfuss	Same	Map 091-12-0
704 47th Avenue N.		Parcel 78.00
Nashville, TN 37209		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Danny Lee Jordan, and wife, Anne T. Jordan, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Toni J. Rothfuss, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OF LAND IN Davidson County, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee being Lots 33 and 35 of Block 100, Plan No. 1, West Nashville, Tennessee, as of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jimmie Jordan and wife, Rebecca Jane Jordan of record in Book 4570, page 480, said Register's Office, the said Rebecca Jane Jordan having predeceased Jimmie Jordan and the said Jimmie Jordan having since died. The Will of Jimmie Jordan of record in Case No. 04P-1163, Davidson County Probate Court Clerk's Office and as Instrument No. 20040722-0087883, said Register's Office, devised the subject property to Danny Lee Jordan.

This is improved property known as **704 – 47th Ave. N., 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 GRANTEES, her heirs and assigns, forever; and we do covenant with said GRANTEES that we are 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 / or any encumbrances of record; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, her 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 hands this 9 day of September 2004.

DANNY LEE JORDAN - Seller

ANNE T. JORDAN - Seller

STATE OF COLORADO)
)
COUNTY OF Boulder)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Danny Lee Jordan and wife, Anne T. Jordan, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Longmont, Colorado, this 2 day of September 2004.

Shawn M Landreth
NOTARY PUBLIC

My commission expires: My Commission Expires 07/23/2006
1707 N. Main Street
Longmont, CO 80501

