This instrument prepared by:
Sharon Riney Attorney at Law
An Employee Of First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

File No.: **2120-628639**

Davidson County DEEDWARR
Recvd: 10/26/04 08:32 3pgs
Fees:18.00 Taxes:925.00
20041026-0128343

WARRANTY DEED

THIS INDENTURE, made and entered into this **October 13, 2004**, by and between **Elizabeth E. Gordon, an unmarried woman**, parties of the first part, and **Dana M. Biscan**, 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 **Brentwood**, County of **Davidson**, State of **Tennessee**, to wit:

Lot 269, FREDERICKSBURG, SECTION 5B Planned Development, as shown on plat of record in Plat Book 7900, Page 953, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Elizabeth E. Gordon, unmarried by Warranty Deed from Beem Family Partnership, a Tennessee general partnership, recorded the 8th day of June, 2001 in Instrument No. 20010608-0060828, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to parties of the first part, herein shown in:
Book , Page No.: or Instrument No.: **20010608-0060828** in said Register's office.

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

Parcel ID # **171-03-B-12.00 CO**

X Improved OR
Unimproved property located at: **5217 Fredericksburg Way East, Brentwood, Tennessee 37027**

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.

Elizabeth E. Gordon by Ruey Ann Gordon attorney in fact

STATE OF **TN**

COUNTY OF **WILLIAMSON**

On this 12th day of October, 2004, before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Ruey Ann Gordon to me known to be the person who executed the foregoing instrument in behalf of **Elizabeth E. Gordon** as **her** attorney in fact and acknowledged that she executed the same as the free act and deed of said Elizabeth E. Gordon.

Witness my hand and Notarial Seal this **October 13, 2004.**

Sharon R. Riney
Notary Public

My Commission Expires: 5-27-07

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Owner's Name: **Dana M. Biscan**

and Address: **5217 Fredericksburg Way East**
Brentwood, TN 37027

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

1st Trust Bank for Savings
PO Box 17257
Memphis, TN 38187

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 $**250,000.00** 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 **October 13, 2004.**

Notary Public

My Commission Expires: 9/4/05