Box 14A

WARRANTY DEED

State of Tennessee)
County of Davidson)

G#17406-2

The actual consideration or value, whichever is greater, for this transfer is **$185,000.00.**

Angela I Elizondo
Affiant

Subscribed and sworn to before me, this the 27th day of October, 2004.

Notary Public

My commission expires: 12-12-04

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 10/28/04 13:13 2pgs
Fees:13.00 Taxes:684.50

20041028-0129779

KATHY HAND NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
ANGELA I. ELIZONDO and WHITAKER W. SMITH	**UNION PLANTERS BANK, NA d/b/a REGIONS MORTGAGE**	**Map 103-04-0, Parcel 322.00**
4020 Utah Avenue	**605 South Perry Street**	
Nashville, TN 37209	**Montgomery, AL 36104**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

LEROY F. SELIG, EXECUTOR OF THE ESTATE OF MARGIE E. JORDAN

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

ANGELA I. ELIZONDO, a single person, and WHITAKER W. SMITH, a single person, as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR 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 part of Lot No. 99 on the Plan of West End Annex, as of record in Book 332, Page 61, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the northerly margin of Utah Avenue at a point 65 feet from the easterly margin of 41st Avenue North, being the Southeast corner of the property conveyed to Arthur Sender and wife, of record in Book 2999, Page 5, said Register's Office; thence, with the northerly margin of Utah Avenue, East 85 feet to the corner of Lot Nos. 99 and 100; thence, with the line between said Lots, North 161.9 feet to the Southeast corner of the property conveyed to J. M. Waggoner and wife, of record in Book 1562, Page 13, said Register's Office; thence, along J. M. Waggoner's southerly boundary, West 150 feet to the easterly margin of 41st Avenue North; thence, along said Avenue, South 7.8 feet to the Northwest corner of the property conveyed to Arthur Sender and wife, of record in Book 2995, Page 5, said Register's Office; thence, along Arthur Sender's northern boundary line, East 65 feet to the Northeast corner; thence, along the easterly boundary line of said property, South 155 feet to the BEGINNING.

BEING the same property conveyed to Claude G. Rediker and wife, Margie S. Rediker, by Warranty Deed dated June 19, 1967, from Robert James Andrews, unmarried, of record in Book 4113, Page 181, Register's Office for Davidson County, Tennessee. The said Claude G. Rediker having since died February 14, 1970. Margie S. Rediker having re-married and now known as Margie E. Jordan. The said Margie E. Jordan having since died April 29, 2004. Pursuant to the Last Will and Testament of Margie E. Jordan, of record in Will Book Volume No. 5630/1507865, Probate Court for Davidson County, Tennessee, Probate Docket No. 04P-893, Leroy F. Selig was appointed Executor of the Estate and given authority to sale the herein described property.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor herein.

This is IMPROVED (__X__) unimproved (____) property, known as: **4020 Utah Avenue, 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, their heirs and assigns forever; and we do covenant with the 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 we do further convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 **27th** day of **October, 2004.**

LEROY F. SELIG, Executor
of the Estate of Margie E. Jordan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **LEROY F. SELIG, Executor of the Estate of Margie E. Jordan,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **27th** day of **October, 2004.**

Notary Public

My Commission Expires: 12.12.04

KATHY HAND
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

Comm. Expires 12/12/04