FILE BOX 45

WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 12/29/04 08:38 2pgs
Fees:13.00 Taxes:29.60

20041229-0153439

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 8,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of December, 2004

Notary Public

MY COMMISSION EXPIRES: 01/27/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Lamont Jordan	NEW OWNER	Map 64
1407 Rock Creek Court		Group 9
Whites Creek, TN 37189		Parcel 77

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, we

Lois Smith and Pat Hutton and Lois Smith, Trustee of The Olene R. Gilpatrick Supplemental Needs Trust

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Lamont Jordan, married
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:

BEING Lots Nos. 1 and 2, Block "L", on the Plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description. Also described as Tract 3 on the boundary survey for Jim Stevens Realty & Auction Associates dated September 27, 2004, Rev. 10-21-04; 11-04-04; 11-17-04; and 11-18-04, by J. Bruce Rainey, Surveyor, Tenn. Reg. No. 823.

Being the same property conveyed to Lois Smith, Trustee, Pat Hutton, and Lois Smith, as tenants in common, by Executor's Quitclaim Deed from Lois Smith, Executrix of the Estate of Oscar J. Gilpatrick, of record in Instrument 20021220-0157425, said Register's Office. See also Quitclaim Deed of record in Instrument 20011204-0132914; Warranty Deed of record in Book 2496, Page 96, said Register's Office. See also Will of record in File No. 2002P-46, in Sumner County Chancery Court.

The Grantors hereby grant a 4 foot wide Water Line and Water Meter Easement along the westerly side of Lot 1, Block "L". Said easement terminates at the northerly lot line of Lot 13, Block "L".

The Grantors hereby grant a Sewer Line Easement along the easterly side of Lot 2, Block "L". Said easement terminates at the northerly lot line of Lot 13, Block "L".

This conveyance is subject to: (1) All matters appearing on the plan of record in Plat Book 421, Page 120, said Register's Office; (2) Sanitary Sewer Easement of record in Book 10663, Page 9, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved (X)

This is Improved ( ) property, known as Lots 1 & 2 Commerce St., Old Hickory, TN 37138

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 covenant 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.

22nd &

Witness our hands this 23rd day of December, 2004.

Lois Smith

Lois Smith

Pat Hutton

Pat Hutton

Lois Smith, Trustee

Lois Smith, Trustee of The Olene R. Gilpatrick Supplemental Needs Trust

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Pat Hutton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Portland, Tennessee, this 22nd day of December, 2004.

My Commission Expires: 01/27/07

Notary Public

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 Lois Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of December, 2004.

My Commission Expires: 01/27/07

Notary Public

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 Lois Smith, Trustee of The Olene R. Gilpatrick Supplemental Needs Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is Trustee of The Olene R. Gilpatrick Supplemental Needs Trust, and as such Trustee, she is authorized to execute this instrument on behalf of the Trust.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of December, 2004.

My Commission Expires: 01/27/07

Notary Public

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.