SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/25/05 14:44 2 pgs
Fees:13.00 Taxes:44.40

20050225-0021139

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$12,000.00
|Peggy D. Mathes
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
|22nd DAY OF February, 2005.
|Susan Frensley Newton
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 11-26-2005
| (AFFIX SEAL)

SUSAN FRENSLEY NEWTON ★ NOTARY PUBLIC AT LARGE ★ DAVIDSON CO., TENN.

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lamont Jordan 1407 Rock Creek Court Whites Creek, TN 37189	new owner	Map 60-16 Parcel 66

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,

Peggy Mathes Administrator of Estate of Louise Y. Mullican pursuant to an order of the 7th Circuit Court of Davidson County, Tennessee, Probate Division, Docket #02P-619

Hereinafter called the grantors, have 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:

CERTAIN REAL ESTATE IN DAVIDSON COUNTY, TENNESSEE, AS FOLLOWS:

BEING THE SOUTHERLY 50 FEET OF LOT NO. 45 IN CAPITOL VIEW SUBDIVISION THE PLAN OF WHICH IS OF RECORD IN BOOK 974, PAGES 52 AND 53, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PART OF LOT NO. 45 FRONTS 50 FEET ON THE EASTERLY SIDE OF BRUNSWICK DRIVE AND EXTENDS BACK IN AN EASTERLY DIRECTION 191 FEET, MORE OR LESS. ON THE NORTHERLY MARGIN AND 203 FEET, MORE OR LESS, ON ITS SOUTHERLY MARGIN TO A TWO-FOOT STRIP RESERVED, ON WHICH IT MEASURES 50 FEET.

BEING THE SAME PROPERTY CONVEYED TO ALTON D. MULLICAN AND WIFE, LOUISE Y. MULLICAN BY DEED FROM CHARLIE H. WALDEN, AND WIFE, ANNA WALDEN, DATED JULY 3, 1945, AND OF RECORD IN BOOK 1312, PAGE 10, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID ALTON D. MULLICAN HAVING DIED. PEGGY MATHES APPOINTED PUBLIC ADMINISTRATOR OF THE ESTATE OF LOUISE Y. MULLICAN, HAVING DIED MARCH 19, 2002, OF RECORD IN INSTRUMENT NUMBER 20040812-0097281, SAID REGISTER'S OFFICE.

This conveyance is made subject to the following:

1) 2005 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 974, Pages 52-53, Register's Office for Davidson County, Tennessee.
3) Any and all restrictions, conditions, and easements of record.

This is unimproved property known as: Southerly portion of Lot 45, Brunswick Dr., Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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, except 2005 real estate taxes which are assumed by Grantee, 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 persons claiming a defect created by the grantor therein.

All warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor, but no further or otherwise. 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(s) this 22nd day of February, 2005.

Peggy D. Mathes, Adm
Peggy Mathes, Administrator

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Peggy Mathes, Administrator of the Estate of Louise Y. Mullican, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of February, 2005.

NOTARY PUBLIC

My Commission Expires: 11-26-2005

SUSAN FRENSLEY NEWTON
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076