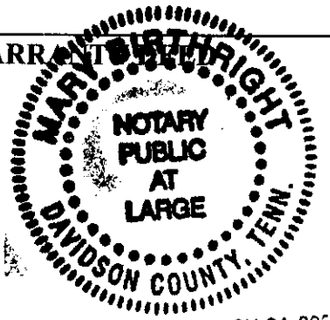
20B

WARRANTY DEED



My Commission Expires NOV 24, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,900.00

D. Annette Maples
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF MARCH, 2005.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES: 11/24/07
(AFFIX SEAL)

PLEASE RETURN TO: AMTITLE & ESCROW, LLC
515 RIVERGATE PARKWAY, SUITE #111
GOODLETTSVILLE, TN 37072

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
204 Rivergate Parkway
Goodlettsville, Tennessee 37072

Davidson County DEEDWARR
Recvd: 04/13/05 11:53 2 pgs
Fees:13.00 Taxes:462.13

20050413-0041091

H-2158

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dawn Rucker	AMERICA'S WHOLESALE LENDER	070-01-0 005.00
(NAME)	(NAME)	
3921 Pheasant Drive	P.O. BOX 660694	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Dallas, TX 75266	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, First Jordan, LLC, Trustee for 3921 Pheasant Drive Trust, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dawn Rucker, 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 Lot No. 7 on the Plan of Treppard Heights, Section 6, as of record in Plat Book 2900, Page 11, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to First Jordan, LLC, Trustee for 3921 Pheasant Drive Trust by Warranty Deed from Georgia Milan, unmarried, and Sheliah Hunter, married, and Tracey Milan, unmarried, dated October 8, 2004, of record in Instrument No. 20041019-0125329, Register's Office for Davidson County, Tennessee.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3921 Pheasant Drive, Nashville, TN 37218
(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, 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.

Witness my hand this 8th day of April, 2005.

First Jordan, LLC, Trustee for 3921 Pheasant Drive Trust

By:
Dan Lam, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Dan Lain with whom I am personally acquainted and who upon his/her oath (s) acknowledged himself/herself to be the Trustee respectively of the First Jordan, LLC, Trustee for 3921 Pheasant Drive Trust the within named bargainor, and that he/she as such Trustee being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Dan Lain as such Trustee .

Witness my hand and official seal at office at Goodlettsville, Tennessee on this the 8th day of April, 2005.

Darlene Short
Notary Public

My Commission Expires: 11-25-07



RETURN TO: