Davidson County DEEDWARR
Recvd: 06/03/05 14:53 2 pg
Fees:13.00 Taxes:296.00
20050603-0063577

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $80,000.00.

Affiant

DARLENE SHORT NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

Subscribed and sworn before me this the 1st day of June, 2005.

Notary Public
My commission expires: 11-25-07

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
701 Coggins Pass Trust	New Owner	052-12-0-045.00
2576 Memorial Blvd., Suite 108		
Springfield, TN 37172		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Alona May Hooper, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to 701 Coggins Pass Trust, First Jordan, LLC, Trustee , hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 23 on the map of Marlin Meadows, Section 2, as of record in Book 1835, page 127, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the southeasterly margin of Coggin Pass at the corner of Lots Nos. 22 and 23; thence with the line between said lots southeasterly 132 feet to the corner of Lot 24; thence with the line between Lots 23 and 24, northeasterly 155.9 feet to the margin of Neely's Bend Road; thence with the margin of the same northwesterly 134.55 feet to the beginning of a curve; thence around said curve westerly 44.19 feet to the margin of Coggin Pass; thence with the margin of the same southwesterly 154.3 feet to the beginning.

Being the same property conveyed to ALONA MAY HOOPER AND EDNA DENISE HOOPER, by Quitclaim Deed from JAMES R. HOOPER AND ROSE L. HOOPER, of record in Book 8310, page 232, dated December 18, 1990 and being further conveyed to ALONA MAY HOOPER, by deed of record as Instrument No. 20040312-0028718, dated March 12, 2004, said Register's Office.

THIS IS IMPROVED PROPERTY KNOWN AS 701 Coggins Pass, Madison, TN 37115.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 1st day of June, 2005.

Alona May Hooper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Alona May Hooper, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of June, 2005.

My commission expires: 11-25-07

Darlene Short
Notary Public

DARLENE SHORT
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TENN.