PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 13th day of July, 2005, by and between LILLIE BELL HERRING, UNMARRIED, and JIMMY D. GREER, SR., A MARRIED MAN, hereinafter called Grantors, and LAMONT JORDAN, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, LILLIE BELL HERRING, UNMARRIED, and JIMMY D. GREER, SR., A MARRIED MAN, as Grantors, do hereby bargain, sell, transfer and convey unto LAMONT JORDAN, hereinafter referred to as Grantee, its successors and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is unimproved property known as LOT 4, BELLE FOREST NO. 2, SCOTT AVE., NASHVILLE, TN 37206.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, its successors and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind, themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

DELORES GREER, wife of JIMMY D. GREER, SR., the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

WITNESS the hands and seals of the duly authorized official of Grantor on the day and year first above written.

Davidson County DEEDWARR
Recvd: 07/19/05 08:09 4 pgs
Fees:23.00 Taxes:40.70
20050719-0083430

Lillie Bell Herring
LILLIE BELL HERRING
Signature of Seller

Jimmy D. Greer Sr.
JIMMY D. GREER, SR.
Signature of Seller

Delores Greer
DELORES GREER
Signature of Seller Spouse

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **JIMMY D. GREER, SR., joined by his wife, DELORES GREER, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.**

Witness my hand and official seal at office in Davidson County, this 13th day of **July, 2005.**

Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLIS ★ NOTARY PUBLIC AT LARGE ★ DAVIDSON COUNTY, TENNESSEE

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **LILLIE BELL HERRING**, the within named bargainor, 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 office in Davidson County, this **13th** day of **July, 2005.**

Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLIS ★ NOTARY PUBLIC AT LARGE ★ DAVIDSON COUNTY, TENNESSEE

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at office in Davidson County, Tennessee, this **13th** day of **July, 2005.**

Notary Public

My Commission Expires: _____

Name and Address of Property Owner:

LAMONT JORDAN
1407 Rock Creek Ct.
Whites Creek, TN 37189

Property Address:

LOT 4, BELLE FOREST NO. 2, SCOTT AVE.
NASHVILLE, TN 37206

Person Responsible for Taxes:

Same

Map & Parcel #: MAP 72-14, PARCEL 332

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$11000** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 13 day of **July, 2005.**

Notary Public

My Commission Expires: 5/24/2008

NOTARY PUBLIC AT LARGE
DENISE C. ALLIS
DAVIDSON COUNTY, TENNESSEE

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

05-281J

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 4 of Block B of Belle Forest No. 2, as of record in Book 843, Page 94, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 4 and 5 front 115 feet on the westerly side of Scott Avenue, and extend back between parallel lines 150 feet to a dead line.

LILLIE BELL HERRING AND LILLIE K. HERRING ARE ONE AND THE SAME PERSON.

Being the same property conveyed to Lillie Bell Herring and Jimmy D. Greer, Sr., by Quitclaim Deed from John R. Reynolds Trustee, to create a joint tenancy with right of survivorship, of record in Instrument Number 20041013-0123577, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2005 and subsequent years, A LIEN, not yet due and payable (MAP 72-14, PARCEL 332). .

2. All matters as set forth on the Plan of Belle Forest No. 2, of record in Plat Book 843, page 94, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.