# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/03/05 16:22 2 pgs
Fees:13.00 Taxes:423.65

20050803-0091405

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$114,500.00.**

Affiant

Subscribed and sworn to before me this 29 day of July, 2005.

Notary Public
My Commission expires: 7-29-06
(Affix Seal)

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Vernon H. Jordan | New Owner | 061-07-0-105.00 |
| 904 Broadmoor Drive | | |
| Nashville, TN 37216 | | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Renee Margaret, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Vernon H. Jordan**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Being Lot No. 12 of Block E on the plan of Broadmoor, of record in Book 547, pages 161 and 162, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.**

**Said Lot No. 12 fronts 50 feet on the southerly side of Woodruff Drive, now Broadmoor Drive, and runs back between parallel lines 150 feet to a dead line.**

**Being the same property conveyed to Renee Margaret, unmarried, by deed from Eunice L. Brinkley, on January 14, 2005, of record in Instrument Number 20050119-0006767, Register's Office for Davidson County, Tennessee.**

The property is subject to the following:

- Taxes and assessments for the year 2005 in the estimated amount of $969.82 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 061-07-0-105.00.
- Subject to all matters as shown on the Plan of record in Book 547, pages 161 and 162, Register's Office Davidson County, Tennessee.
- Judgement against Vernon H. Jordan in the amount of $13,714.85 in Davidson County General Sessions Court, dated January 15, 2003 of record in Instrument Number 20030211-0018618, Register's Office for Davidson County,Tennessee.
- Easement for Sanitary Sewer and Storm Drainage of record in Book 4139, page 88, Register's Office for Davidson County, Tennessee.

This is improved property known as: **904 Broadmoor Drive, Nashville, TN 37216**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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** our hands this July 29, 2005.

**Renee Margaret**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Renee Margaret, unmarried** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 3, 2005

My commission expires _____

Notary Public

JASON C. GUTHRIE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007