THIS INSTRUMENT PREPARED BY:
RAMSEY, THORNTON & BARRETT, PLC
ATTORNEYS AT LAW
MIDTOWN CENTER, SUITE D
320 EAST COLLEGE STREET
DICKSON, TENNESSEE 37055
LER 32044

Davidson County DEEDWARR
Recvd: 01/30/06 14:21 2 pgs
Fees:13.00 Taxes:2797.20
20060130-0011435

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVEN HUNDRED FIFTY SIX THOUSAND AND 00/100 ($756,000.00) DOLLARS, cash in hand paid by ROBERT WALSH and wife, GYLNIS WALSH, receipt of which is hereby acknowledged, I, OMER H. JORDAN, JR., have bargained and sold, and by these presents do transfer and convey unto the said ROBERT WALSH and wife, GYLNIS WALSH, their heirs and assigns, a certain tract or parcel of land as follows:

Lying and being in Davidson County, Tennessee, and being the East 150 feet of Lot No. 7 on the Plan of E.L. Hampton's Subdivision called Hillsboro Heights, and being more particularly described as follows:

BEGINNING at a point in the center of Golf Club Road, the common corner of Lot Nos. 6 and 7 on said plan; thence with the line between said lots, South 367 feet, more or less, to the common carrier of Lot Nos. 6, 7, 13 and 14; thence with the line between Lot Nos. 7 and 13, West 150 feet; thence North parallel to the first line 367 feet more or less, to a point in the center of Golf Club Road; thence with the center of said road, East 150 feet to the point of beginning.

Being the same property conveyed to Rosie Warren Jordan, by deed from Harry Jordan, dated April 26, 1944, of record in Book 1281, Page 466, in the Register's Office of Davidson County, Tennessee. Also being the same property conveyed to Harry Jordan by Last Will and Testament of Rose W. Jordan, filed April 21, 1960, and of record in Will Book 13, Page 59, in the Office of the Probate Clerk for the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. The said Harry Jordan having since died and by his Will of record as Image No. 5747-1752397, Probate Court Clerk's Office for Davidson County, Tennessee, devised the subject property to Omer H. Jordan, Jr.

This property is subject to the right-of-way of Golf Club Lane.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said ROBERT WALSH and wife, GYLNIS WALSH, their heirs and assigns, forever. And I do covenant with the said ROBERT WALSH and wife, GYLNIS WALSH, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unincumbered except for 2006 Davidson County property taxes which have been prorated and will be paid by Grantees. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said ROBERT WALSH and wife, GYLNIS WALSH, their heirs and assigns, against the lawful claims of all persons whomsoever.

HARRIET JORDAN, spouse of OMER H. JORDAN, JR., joins in this conveyance for the purpose of conveying all right, title, and interest she may have in the above described property.

WITNESS MY HAND, on this 25th day of January, 2006.

OMER H. JORDAN, JR.

HARRIET JORDAN

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, OMER H. JORDAN, JR., with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 25th day of January, 2006.

NOTARY PUBLIC

My Commission Expires: _____

LISSY J. WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON My Comm. Expires 7-20-2009

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, HARRIET JORDAN, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that she executed the foregoing instrument as her free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 25th day of January, 2006.

NOTARY PUBLIC

My Commission Expires: _____

LISSY J. WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON My Comm. Expires 7-20-2009

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $756,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 25th day of January, 2006.

NOTARY PUBLIC

My Commission Expires: 8.9.09

CHRISTINE L. LIND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

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Tax Map 117-6
Parcel No. 41.00

ADDRESS OF NEW OWNERS AND SEND TAX BILLS TO: (C.L.)
Mr. and Mrs. Robert Walsh
2313 Golf Club
Nashville TN 37215