WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/13/06 15:54 2 pgs
Fees:13.00 Taxes:66.60
20060913-0113671

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER 18,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE **08/31/06**

Notary Public

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

MY COMMISSION EXPIRES: (AFFIX SEAL) My Commission Expires March 22, 2008

THIS INSTRUMENT WAS PREPARED BY
DENISE E. COLE, ATTORNEY AT LAW
LOGOS TITLE & ESCROW, LLC
209 10th Ave. South, Suite 301A
NASHVILLE, TN 37203

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lamont Jordan	SAME	MAP 59-16 PAR 101
(NAME) 1407 Rock Creek Court	(NAME)	
(ADDRESS) White Creek TN, 37189	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I **James B. Walden, unmarried,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lamont Jordan, married,** HEREINAFTER CALLED THE GRANTEE(S), 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. 132 and the easterly one-half of Lot No 131 on Haynie's Cleveland Plan of record in Plat Book 161, page 35, said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James B. Walden and wife Marylyn P. Walden by deed from Sam B. Sanders and wife Jean Sanders of record in Book 5146, page 144, said Register's Office. The said James B. Walden and Marylyn P. Walden having since divorced by Final Decree of Divorce in the fourth Circuit Court of Davidson County, bearing Docket No. 92-D-1832. The said Marylyn P. Walden having conveyed her interest in the property to James B. Walden by quitclaim deed dated August 31, 2006 and recorded in Instrument Number 20060913-0113670, Register's Office for Davidson County, Tennessee. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This is the improved property known as 2415 Adlai Street, Nashville, Tennessee 37207

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/our hand(s) this day 08/31/06.

James B. Walden, Seller

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named James B. Walden the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official Seal this **day 08/31/06.**

My Commission Expires: My Commission Expires March 22, 2008

Notary Public

Please return to
Logos Title & Escrow, LLC
209 10th Ave. South, Suite 301A
Nashville, TN 37203

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY
TENNESSEE