WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/29/06 10:25 2 pgs
Fees:13.00 Taxes:166.50
20061129-0147115

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$45,000.00.**

Daphne M. Davis
Affiant

Subscribed and sworn to before me this 21 day of November, 2006

HAL E. WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 9-22-07
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2819 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jake Sogga	SAME	094-01-0-097.00
4004 Dakota Avenue		
Nashville, TN 37209		

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, **Frank Jordan, III and wife, Glendra L. Jordan**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jake Sogga,unmarried** his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 123 on the plan of Payne Blakemore & Cummings Addition to Nashville, of record in Book 57, page 70, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said lot No. 123 fronts 50 feet on the westerly margin of Fourteenth Street, also known as South Fourteenth Street, and extends back 147.5 feet on the northerly line and 146.7 feet on the southerly line to a dead line in the rear, being an alley, measuring 50 feet thereon.

Being the same property conveyed to Frank Jordan, III and wife, Glendra L. Jordan, by deed from Keith M. Deere, unmarried, on April 27, 1989, of record in Book 7830, page 827, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING:

Right-of-Way Acquisition
Beginning at the Southeast corner of the property , shown on Tax Map 094-01, as Parcel 97.00, said point being on the Present Westerly R-O-W of South 14th Street, 21.63 feet left of Sta. 19=08.99 of Project 03-M-29 on file at the Public Works Department of Davidson County, TN., said point being the portion of beginning.

Thence; leaving the Present R-O-W of South 14th Street, along the Southern line of the above mentioned parcel, North 83 degrees 31 minutes 47 seconds West, a distance of 5.00 feet to a point; thence, leaving the Southern line of the above mentioned parcel, with the proposed R-O-W of South 14th Street, North 06 degrees 41 minutes 14 seconds East, a distance of 49.93 feet to a point, said point being in the Northern line of the above mentioned parcel. thence; with the Parcels Northern line South 83 degrees 31 minutes 47 seconds East, a distance of 5.00 feet to a point, said point being the Northeast corner of the above mentioned parcel and also being on the Present Westerly R-O-W of South 14th Street; thence, with the Present Westerly R-O-W of South 14th Street South 06 degrees 41 minutes 14 seconds West, a distance of 49.93 feet to the point of beginning.

Said portion of land contains 250 square feet or 0.0057 acres, more or less.

Temporary Construction Easement
Being a strip of land 14.00 feet in width and 49.93 feet in length starting at 26.63 feet left of Sta. 19+09.07 running parallel and perpendicular to the Proposed Right-of-Way of South 14th Street and of the above mentioned portion of land

Said portion of land contains 699 square feet, or 0.0160 acres.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 57, page 70, Register's Office Davidson County, Tennessee.

This is improved property known as: **620 S. 14th Street, Nashville, TN 37206**

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 November 22, 2006.

Frank Jordan III

Glendra L. Jordan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Frank Jordan, III and wife, Glendra L. Jordan** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 22, 2006

My commission expires 9-22-07

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY