THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N14926

Davidson County DEEDWARR
Recvd: 01/25/07 11:00 2 pgs
Fees:13.00 Taxes:481.00



20070125-0010205

Property Address:
581 Tulip Grove, Hermitage, TN 37076 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Edward G. Jordan, and wife, Tara C. Jordan**, hereinafter referred to as Grantors, have this day bargained and sold, and by these presents do hereby transfer and convey unto **Nathan E. Holzmann, Married** , hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 1 on the Resubdivision of Lot 1, Lot 3, & Reserve Parcel "A" of the Resubdivision of the Etherly Estate, as shown by plat of record in Plat Book 6200, Page 832, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantors by virtue of a warranty deed from James Oliver Parker and wife, Wilma Faye Parker, dated April 11, 1997, and recorded April 16, 1997, in the Register's Office for Davidson County, Tennessee, in Book 10418, at Page 117.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2007 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantors and is not Grantor's marital residence, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantors' hands this 20 day of January, 2007.

X Edward G. Jordan {Seal}
Edward G. Jordan

X Tara C. Jordan {Seal}
Tara C. Jordan

State of FL
County of PINELLAS

On this the 20 day of January, 2007, before me, the undersigned officer, personally appeared Edward G. Jordan and Tara C. Jordan, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

BECKY A LEHRKE
MY COMMISSION # DD606472
EXPIRES: OCTOBER 18, 2010
(407)398-0163 FloridaNotaryService.com

Becky A. Lehrke
Notary Public

My Commission expires: 10-18-10

We hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $130,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 22nd of January, 2007.

Notary Public

My Commission expires: 9-16-

KEVIN STEINKE
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

Name of Owner and Property Address:
Nathan E. Holzmann

581 Tulip Grove

Hermitage, TN 37076

Person Or Entity Responsible For Payment Of Taxes:
USAA Federal Savings Bank

10750 McDermott Frwy.

San Antonio, TX 78288

Tax Parcel ID#: 076.00-0-008.00