Davidson County DEEDWARR
Recvd: 03/20/07 10:22 2 pgs
Fees:13.00 Taxes:83.25

20070320-0033660

L. MACKENZIE COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 23, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS **$22,500.00**

Deedra Rogers
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE: March 12, 2007.

Mackenzie Cohen
NOTARY PUBLIC

COMMISSION EXPIRES: _____

THIS INSTRUMENT PREPARED BY:

Grissim Title & Escrow, LLC

2309 Crestmoor Rd, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Lamont Jordan 217 Garner Avenue Madison, TN 37115	SAME AS NEW OWNER	043-05-0-161.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Larry Michael Kirk and wife Janice M. Kirk,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **Lamont Jordan,** 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. 27, on the Plan of Block B on the Map of Kennaston Estates, as shown on plat of record in Plat Book 843, page 83, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 27 fronts 50 feet on the Northerly side of Garner Street and runs back between parallel lines 139 feet to a dead line.

Being part of the same property conveyed to Larry Michael Kirk and wife, Janice M. Kirk in Instrument 20060818-01012300 recorded 8/18/2006 and Instrument No. 20060818-0102299 recorded 8/18/2006, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: **217 Garner Avenue, Madison, TN 372115**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this date: March 14, 2007

Larry Michael Kirk
Larry Michael Kirk

Janice M. Kirk
Janice M. Kirk

STATE OF AL)
COUNTY OF Morgan)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Larry Michael Kirk and Janice M. Kirk, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Athens, AL on this 14th day of March, 2007

Joyce Howard Swanner
Notary Public

My Commission Expires: 03/11/08

