RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45249

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/07/07 12:34 2 pgs
Fees:13.00 Taxes:399.60
20070507-0054574

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000.00.

Adrian D Jordan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of April, 2007

Notary Public

MY COMMISSION EXPIRES: 7-19-08

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adrian D. Jordan, Unmarried	SUN TRUST MORTGAGE	50-14-176
3244 Spears Road	201 4TH AVE N, 7TH FL	
Nashville, TN. 37207	NASHVILLE TN 37219	

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,

Saunders Company of N FL, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Adrian D. Jordan, Unmarried

HEREINAFTER CALLED THE GRANTEES, 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. 292 on the Plan of Section II, Parkwood Estates, as of record in Book 3300, Page 5, Register's Office for said County, to which plan reference is herein made for a more complete legal description.

BEING the same property conveyed to Saunders Company of N FL, Inc., by deed from James Roberts, married, of record in Instrument Number 20051010-0121999, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 3249, Page 345; Book 3309, Page 615; Book 3616, Page 269, Register's Office for said County.

This conveyance is made subject to: (2007 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 3300, Page 5, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

Unimproved ( )
This is improved (X) property known as 3244 Spears Road, Nashville, TN 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 30TH day of April, 2007

Saunders Company of N FL, Inc.

BY: _____
Vice President

ATTEST:

_____
Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared RACHEL SAUNDERS with whom I am personally acquainted and who upon oath(s) acknowledged him/herself to be the President of the Saunders Company of N FL, Inc. the within named bargainor, and corporation, and that She as such ~~President~~ Vice-President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said RACHEL SAUNDERS, as such Vice-President.

Witness my hand and official seal at office at Nashville, Tennessee on this the 30th day of April, 2007.

_____
NOTARY PUBLIC

My Commission Expires: 5-24-2008

JANET S. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 24, 2008