Davidson County DEEDWARR
Recvd: 09/18/07 08:53 2 pgs
Fees:13.00 Taxes:366.30

20070918-0111486

This Instrument Prepared by ~~and Return to:~~
**Bell & Alexander Title Services, Inc.**
4300 Sidco Drive Suite 201
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $99,000.00.

Bonnie Burkhalter
Affiant

Subscribed and sworn before me this the 13th day of September, 2007.

Notary Public
My commission expires: 11-22-2010

Return to:

REALTY TITLE & ESCROW CO. INC
[illegible] Suite 101
[illegible]

BONNIE J. CURRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Janet Basford<br>323 Pitts Ave.<br>Old Hickory, TN 37138 | New Owner | 053-16-0 066.00 |

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jeffrey David Jordan and wife, Danielle Jordan, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Janet Basford, umarried, and son, Justin Basford, unmarried, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

A tract of land, being the southerly remainder of the Robert J. Cole and wife, Annie Louis Cole, as recorded in Deed Book 2811, Page 571, situate in the 4th Civil District of Davidson County, Tennessee, and described according to an unrecorded survey by John D. McCormick-RLS, #674, Dated November 14, 2003, as follows:

Beginning at an iron pin in the northerly corner of Pitts Avenue, said point being the southwest corner of the John H. Garner property recorded in Deed Book 7627, page 281, and being the southeast corner of the property herein described; thencealong the northerly margin of Pitts Avenue N 64 degrees 38 minutes 44 seconds W a distance of 62.5 feet to an iron rod; thence N 28 degrees 34 minutes E a distance of 352.78 feet to an iron rod in the Lakewood Park Property; thence along the Lakewood Park Property S 63 degrees 54 minutes 19 seconds E a distance of 62.3 feet to an iron rod; thence S 28 degrees 32 minutes 26 seconds W a distance of 351.97 feet to the point of beginning and containing 0.504 acres, more or less.

Being the same property conveyed to Jeffery David Jordan, unmarried, by deed from Andrew J. Gammnon and wife, Jessie Gammon, dated June 28, 2004, of record in Instrument No. 20040702-0079111, Register's Office for Davidson County, Tennessee.

Danielle Jordan is listed as Grantee on this deed simply to convey any marital interest she may have in the property.

Subject to all Easements and Restrictions of record.

THIS IS _X_ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 323 Pitts Ave., Old Hickory, TN 37138.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 13th day of September, 2007.

Jeffrey David Jordan by Kimberly Hawkins, his attorney in fact
Jeffrey David Jordan
By Kimberly Hawkins, his Attorney-In-Fact

Danielle Jordan by Kimberly Hawkins her attorney in fact
Danielle Jordan
By Kimberly Hawkins, her Attorney-In-Fact

STATE OF Tennessee
COUNTY OF Davidson

On this 13th day of September 2007 before me, the undersigned Notary Public in and for said County and State, personally appeared Kimberly Hawkins with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jeffrey David Jordan, by his Power of Attorney dated 9/13/07, and who acknowledged that he executed the same as the free act and deed of Jeffrey David Jordan.

Witness my hand and official seal this 13th day of September, 2007.

My Commission Expires:
11/22/08

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

On this 13th day of September, 2007, before me, the undersigned Notary Public in and for said County and State, personally appeared Kimberly Hawkins with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Danielle Jordan, by her Power of Attorney dated 9/13/07, and who acknowledged that he executed the same as the free act and deed of Danielle Jordan.

Witness my hand and official seal this 13th day of September, 2007.

My Commission Expires:
11/22/08

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY