WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/05/07 11:06 3 pgs
Fees:18.00 Taxes:103.60
20071205-0140749

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$28,000.00.**

Affiant

Subscribed and sworn to before me this 4th day of December, 2007

Notary Public

My Commission expires: 8/23/11
(Affix Seal)

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
First Jordan, LLC	SAME	071-16-0-216.00
P.O. Box 791		
Joelton, TN 37081	,	

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, **Janet Finch, Conservator of the Estate of James W. Mitchell**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **1125 North 6th Street Trust, First Jordan, LLC, as Trustee.**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 162 and the northerly 9 feet of Lot 161 on the plan of Oakwood Park, of record in Book 421, page 12, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 162 and the northerly 9 feet of Lot No. 161 front together 39 feet on the easterly side of North 6th Street and run back between parallel lines with the southerly margin of Richardson Avenue 165 feet to an alley.

Being the same property conveyed to James W. Mitchell, by deed from Julia Simpson, Mary M. Reed and Margaret M. Noel, the only heirs, and sisters of Emma Grace Blair, deceased, on July 21, 1989, of record in Book 7897, page 517, Register's Office for Davidson County, Tennessee. The said Janet Finch being duly appointed as Conservator of Estate by Richard Rooker, Clerk of the Probate Court, on October 10, 2003, Docket No. 03P1401

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 421, page 12, Register's Office Davidson County, Tennessee.

This is improved property known as: **1125 North 6th Street, Nashville, TN 37207**

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 December 4, 2007.

Estate of James W. Mitchell

Janet Finch Conservator

By Janet Finch, Conservator

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Janet Finch with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Conservator of the Estate of James W. Mitchell, and that he/she as such Conservator being authorized to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, this 4th day of December, 2007

_____ My Commission Expires: 5/23/11
NOTARY PUBLIC



I, Elizabeth Maison, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Elizabeth Maison
Signature

State of TN
County of Davidson

Personally appeared before me, Daphne M Davis, a notary public for this county and state, Elizabeth Maison, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Daphne M Davis
Notary's Signature

DAPHNE M. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires:
11-14-2009

(Seal)