WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/31/07 12:17 3 pgs
Fees:18.00 Taxes:352.31
20071231-0149044

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$95,219.00.**

Angel Jordan
Affiant

Subscribed and sworn to before me this 28 day of December, 2007

Notary Public
My Commission expires: 8/10/10
(Affix Seal)

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:
Angel Jordan	HomeTown Mortgage Services, Inc.	058-15-0-150.00
4121 Timothy Drive	5511 Highway 280 E, Suite 210	
Nashville, TN 37218	Birmingham, AL 35242	

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, **Margaret G. Scrivens, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Angel Jordan, an unmarried woman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 32 on the plan of Creekwood North, of record in Book 4675, page 16, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 32 fronts 80.0 feet on the easterly side of Timothy Drive and extends back 140.0 feet on the southerly line and 140.0 feet on the northerly line to a dead line in the rear measuring 80.0 feet thereon.

Being the same property conveyed to Margaret G. Scrivens, unmarried, by deed from Michael E. Gray and Andra P. Gray, both unmarried, on March 14, 1995, of record in Book 9622, page 583, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2008 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Book 4675, page 16, Register's Office Davidson County, Tennessee.

This is improved property known as: **4121 Timothy Drive, Nashville, TN 37218**

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 28, 2007.

Margaret G. Scrivens
Margaret G. Scrivens

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Margaret G. Scrivens,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 28, 2007

My commission expires 8/10/10

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Liz 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.

Liz 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: 11-14-2027

(Seal)