Davidson County DEEDWARR
Recvd: 04/29/08 13:08 2 pgs
Fees:13.00 Taxes:407.00
20080429-0043642

This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
814 East Meade Avenue
Madison, TN 37115
2008040031

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $110,000.00

KATHY J. BYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Sworn to and subscribed before me this 24th day of April, 2008.

Karen Gordon
Affiant

Kathy J Byers
Notary Public
My Comm. Expires: 9/19/09

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Karen D. Gordon 4004 Cumberland Avenue Old Hickory, TN 37138	Guaranty Trust Company 316 Robert Rose Drive Murfreesboro, TN 37129	06308006300

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Steve Sloan, a married man,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Karen D. Gordon , a married woman** , hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 1, SUBDIVISION OF LOTS 5-8, BLOCK "Z", HADLEY'S BEND, as shown on plat of record in Instrument No. 20040303-0024166, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Said plat prepared by Richard N. Davis, R. L. S. #2055, Crouch Engineering, P.C., Suite A1, 109 Holiday Court, Franklin, TN 37067. Description taken from prior deed of record.

Being the same property conveyed to Steve Sloan, a married man, by Warranty Deed from Matthew B. Manson, recorded on the 14th day of May, 2007 in Instrument No. 20070514-0057223, in the Register's Office of Davidson County, Tennessee.

PRIOR DEED:

Being the same property conveyed to Matthew B. Manson, unmarried, by deed from Bob Bass, recorded November 29, 2006, in Instrument No. 20061129-0147254, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

This is improved property known as **4004 Cumberland Avenue, Old Hickory, TN 37138.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 24th day of April, 2008

Steve Sloan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Steve Sloan, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of April, 2008.

Notary Public

My Comm. Expires: 9/19/09

KATHY J. BYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY