This Instrument Prepared by:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

MAP: 041150
PARCEL: 051.00
GROUP:

New Owners Address
Send Tax Bills to Same Address:
Emily D. & James A. Jordan
1209 Bellshire Drive
Nashville, TN 37207

Davidson County DEEDWARR
Recvd: 01/05/09 11:04 2 pgs
Fees:13.00 Taxes:473.60
20090105-0000611

WARRANTY DEED

THIS INDENTURE, made this 23rd day of December, 2008 between

Jana Sue Dickens

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Emily D. Jordan and husband, James A. Jordan

of Davidson County, Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 303 on the Plan of Bellshire Estates, Section "A", as of record in Book 2331, Pages 115 and 116, Register's Office for said County.

Said Lot No. 303 fronts 141 feet on the Southerly side of Bellshire Drive and extends back 272.8 feet on the Westerly line and 282.3 feet on the Easterly line to a dead line, measuring 141.5 feet thereon.

Being the same property conveyed to Truman A. Dickens and wife, Jana Sue Dickens, by Warranty Deed dated June 17, 1969 from Grady C. Coleman and wife, Vivian Alleen Coleman and of record in Book 4343, Page 940, Register's Office for Davidson County, Tennessee. The said Truman A. Dickens now being deceased, having died on 11/17/2007.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2008 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Durable General Power of Attorney from Jana Sue Dickens to Timothy Dickens of record in Instrument Number 20090105-0000610, Register's Office for Davidson County, Tennessee.

Jana Sue Dickens by Timothy Dickens, a Attorney in Fact

Jana Sue Dickens by Timothy Dickens
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of December, 2008, before me personally appeared Timothy Dickens, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jana Sue Dickens, and who acknowledged that he/she executed the same as the free act and deed of Jana Sue Dickens.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 23rd day of December, 2008.

Notary Public

My Commission Expires: 11/15/2010

BRIAN E. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $128,000.00.

Affiant

Sworn to and subscribed before me, this 23rd day of December, 2008.

Notary Public

My Commission Expires: 11/15/2010

BRIAN E. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY