WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$108,000.00.**

Affiant

Subscribed and sworn to before me this 20 day of March, 2009.

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

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 03/25/09 15:13 2 pgs
Fees:13.00 Taxes:399.60
20090325-0027080

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:
~~The~~ The 2931 Hillhurst Drive Trust ~~Dan Ellis~~	SAME	060-07-0-134.00
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, **Jacqueline I. Hollingsworth**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **The 2931 Hillhurst Drive 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. 67 on the plan of Hillhurst Acres, Section 3, of record in Book 2331, page 86, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the southerly margin of Hillhurst Drive, the common corner of Lots 67 and 68; thence with the line between said lots, southwardly 142.8 feet to a point; thence southwestwardly 202.7 feet to a point in the easterly margin of Sunset Drive; thence with the margin of the same, northwardly 233 feet to a point, the beginning of a curve; thence around said curve in a northerly and easterly direction to a point in the southerly margin of Hillhurst Drive; thence eastwardly with the margin of the same, 182 feet to the point of beginning.

Being the same property conveyed to James C. Summers and wife, Georgia C. Summers, by deed from Aline W. Aldred, Howard L. Williams, Sr. and Ben F. Williams, Jr., on June 29, 1981, of record in Book 5777, page 609, Register's Office for Davidson County, Tennessee. The said James C. Summers having died intestate on June 6, 2002, leaving property to Georgia C. Summers by right of survivorship. Georgia C. Summers died testate November 4, 2005, Last Will and Testament entered into Probate at Cause No. 07P-1025 and leaving said property to George E. Nolen. The said George E. Nolen, having died testate on March 12, 2006, Last Will and Tetstament entered into Probate at Cause No. 07P-1026, and leaving said property to Jaqueline I. Hollingsworth.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 2331, page 86, Register's Office Davidson County, Tennessee.

This is improved property known as: **2931 Hillhurst Drive, 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 March 20, 2009.

Jacqueline I. Hollingsworth

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jacqueline I. Hollingsworth** 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 March 20, 2009

My commission expires 8/23/11

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON 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, Liz 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

My commission expires: 11-14-09

DAPHNE M. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY