WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/22/10 11:49 2 pgs
Fees:13.00 Taxes:281.20
20100422-0030490

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$76,000.00.**

Affiant

Subscribed and sworn to before me this 29 day of March, 2010

Notary Public
My Commission expires: 4-15-12
(Affix Seal)

ELIZABETH MAISON STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

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 1135 Tuckahoe Drive Trust, First Jordan, LLC, as Trustee	SAME	041-16-0-028.00
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, **Edna Griffith**, unmarried, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **The 1135 Tuckahoe Drive Trust, First Jordan, LLC, as Trustee**, their successors and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 139 on the plan of Bellshire Estates, Section 5, of record in Book 2133, page 114, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No.139 fronts 108 feet on the southerly margin of Tuckahoe Drive and runs back 209.6 feet on the easterly line and 180 feet on the westerly line to a dead line measuring 111.9 feet thereon.

Being the same property conveyed to William P. Griffith and wife, Edna Griffith, by deed from Alfred E. Sanders and James E. Ghee, on November 17, 2055, of record in Book 2485, page 107, Register's Office for Davidson County, Tennessee. And further conveyed to Edna Griffith by Quitclaim Deed from William P. Griffith of record in Book 5812, page 56, said Register's Office.

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 2133, page 114, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 2294, page 346, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1135 Tuckahoe 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 29, 2010.

Edna Earl Griffith
Edna Earl Griffith
By Charles R. Terry, as attorney-in-fact
By Charles R. Terry as attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Charles R.Terry 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 Attorney-in-fact for Edna Earl Griffith the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Edna Earl Griffith the bargainor(s), by the said Charles R. Terry, as Attorney-in-Fact.

WITNESS my hand and seal, this 29th day of March, 2010.

Elizabeth Maison
NOTARY PUBLIC

My Commission Expires: 4-15-12

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

I, Hal Wilson, 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.

Signature

State of TN
County of Davidson

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

Elizabeth Maison
Notary's Signature

My commission expires: 04-15-12

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY