WARRANTY DEED

REAGAN E. DUNPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$85,000.00.**

Affiant

Subscribed and sworn to before me this 23 day of Sept, 2010

Notary Public
My Commission expires: Jan 6, 2014
(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:
The 831 W Delmas Avenue Trust	SAME	072-09-0-210.00
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, **Patricia A. Clark**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **The 831 W Delmas Avenue 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 the east 50 feet of Lot No. 23 on the plan of East Hill Addition, of record in Book 332, page 33, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said part of said lot fronts 50 feet on the north side of West Delmas Avenue and runs back between parallel lines 192 feet to a dead line.

Being the same property conveyed to James A. Clark, Jr. and wife, Patricia A. Clark, by deed from L.B. Brake, on March 6, 1995, of record in Book 9614, page 306, Register's Office for Davisdon County, Tennessee. The said James A. Clark having died leaving said property to Patricia A. Clark by right of survivorship.

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 332, page 33, Register's Office Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 09/29/10 13:32 2 pgs
Fees:13.00 Taxes:314.50
20100929-0077515

This is improved property known as: **831 Delmas Avenue, Nashville, TN 37216**

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 September 23, 2010.

Patricia A. Clark By Sherrill Legnon Attorney-in-Fact

Patricia A. Clark
by Sherrill Legnon, 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 Sherrill Legnon 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 Patricia A. Clark, 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 Patricia A. Clark, the bargainor(s), by the said Sherrill Legnon, as Attorney-in-Fact.

WITNESS my hand and seal, this 23rd day of September, 2010.

_____ My Commission Expires: 8/23/11
NOTARY PUBLIC

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 8/23/11

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY