WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/15/10 15:24 2 pgs
Fees:13.00 Taxes:85.10
20101115-0091429

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, $23,000.00.

Affiant

Subscribed and sworn to before me this 12 day of Nov, 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 1510 Jewel Street Trust	SAME	0172-09-0-067.00
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, **Roy L. McClanahan and Anne Marie McClanahan**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **The 1510 Jewel Street 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. 12 on the plan of Dan Leech Subdivision, of record in Book 1424, page 70, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the westerly margin of Jewel Street, at the common corner of Lots 12 and 13; thence with the line between said lots, westerly 169 feet to a point in the line of Lot No. 11; thence with the line between lots 11 and 12, southerly 71 feet to a point in the northerly margin of Ward Street; thence with the margin said Street, easterly 144.2 feet to the beginning of a curve; thence around said curve, northeasterly 31.4 feet to a point in the westerly margin of Jewel Street; thence with the margin of the same northerly 65 feet to the beginning.

Being the same property conveyed to Roy L. McClanahan and wife, Anne Marie McClanahan, by deed from Eltha M. Ross, on March 5, 1965, of record in Book 3868, page 41, Register's Office for Davidson County, Tennessee. And further conveyed to Roy L. McClanahan and Anne Marie McClanahan, as tenants in Common by Quitclaim Deed from Roy L. McClanahan and wife, Anne Marie McClanahan for the purpose of destroying the tenancy by the entirety, of record in Instrument Number 20010530-0055646, said Register's Office. The said Roy L. McClanahan having died, leaving as his sole Heirs, Anne Marie McClanahan and Keith McClanahan, Affidavit of Heirship of record in Instrument Number____ 20101115-0091428 _____, 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 1424, page 70, Register's Office Davidson County, Tennessee.

This is improved property known as: **1510 Jewel Street, 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 November 12, 2010.

Anne M. McClanahan

Anne M. McClanahan

Keith McClanahan

Keith McClanahan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Roy L. McClanahan and Anne Marie McClanahan** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 12, 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