WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/16/10 15:21 2 pgs
Fees:13.00 Taxes:129.50
20101216-0100236

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, **$35,000.00.**

Affiant

Subscribed and sworn to before me this 16 day of Dec, 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 508 S 14th Street Trust	SAME	083-13-0-271.00
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, **Betty Sue Wilkes, a widow and Caren Sylliaasen, unmarried**, hereinafter called the GRANTOR, do hereby bargain, sell, convey and confirm unto **The 508 S 14th Street Trust, First Jordan, LLC, as Trustee**, its successors and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the south 45 feet of Lot No. 107 on the plan of Payne, Blakemore & Cummings Addition, of record in Book 57, page 70, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said part of Lot No. 107 fronts 45 feet on the westerly side of South 14th Street and runs back 159.5 feet on the south line and 160 feet, more or less, on the north line to an alley in the rear on which it measures 45 feet.

Being the same property conveyed to William Thomas Wilkes and wife, Betty Sue Wilkes, by deed from Edna G. Cobb, a widow, on May 29, 1992, of record in Book 8640, page 54, Register's Office for Davidson County, Tennessee. The said Thomas Wilkes Booth having died leaving property to Betty Sue Wilkes by right of survivorship. And further conveyed to Betty Sue Wilkes, a widow and Caren Sylliaasen, unmarried woman as joint tenants with right of survivorship by Quitclaim Deed from Betty Sue Wilkes of record in Instrument Number 20090403-0030327, said Register's Office.

Included in the above conveyance, but EXPRESSLY EXCLUDED herein is the following:

Beginning at the southeast corner of property shown on Tax Map 083-13, as Parcel 271.00, said point being the Present Westerly R-O-W of South 14th Street, 19.39 feet left of Sta. 27+57.89 of Project 03-M-29 on file at the Public Works Department of Davidson County, TN, said point being the point of beginning.

Thence: leaving the Present R-O-W of South 14th Street, along the Southern line of the above mentioned parcel, North 83 degrees 31 minutes 47 seconds West, a distance of 5.00 feet to a point. Thence; leaving the Southern line of the above mentioned parcel, with the Proposed R-O-W of South 14th Street, North 06 degrees 41 minutes 12 seconds East, a distance of 50.00 feet to a point being in the northern line of the above mentioned parcel. Thence; with the parcels Northern line South 83 degrees 31 minutes 47 seconds East, a distance of 5.00 feet to a point, said point being the Northeast corner of the above mentioned parcel and also being on the present Westerly R-O-W of South 14th Street. Thence; with the Weatherly R-O-W of South 14th Street South 06 degrees 41 minutes 12 seconds West, a distance of 50.00 feet to the point of beginning.Said portion of land contains 250 square feet or 0.0057 acres, more or less.

Being part of the same property conveyed to William Thomas Wilkes and wife, Betty Sue Wilkes of record in book 8640, page 54, Register's Office for Davidson County, Tennessee.

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 57, page 70, Register's Office Davidson County, Tennessee.

This is improved property known as: **508 South 14th Street, Nashville, TN 37206**

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 December 16, 2010.

Betty Sue Wilkes

Caren Sylliaasen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Betty Sue Wilkes, a widow and Caren Sylliaasen, unmarried** 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 December 16, 2010

My commission expires 8/23/14

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