WARRANTY DEED

P-FC-11-2101

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $13,000.00

Affiant

Subscribed and sworn to before me, this 21st DAY OF April, 2011.

Notary Public

MY COMMISSION EXPIRES: 3-17-14
(AFFIX SEAL)

CAROL A. CLAWSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title / Cool Springs Office
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Lamont Jordan	Lamont Jordan	
2101 Owen St.	(NAME) 2101 Owen St.	
(ADDRESS) Nashville, TN 37208	(ADDRESS) Nashville, TN 37208	08103026700
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOANN EARLY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LAMONT JORDAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of the Subdivision of Owen's Buena Vista Plan, of record in Plat Book 57, Page 69, Register's Office for said County, reference to which is hereby made for a more complete description of said lot.

Being the same property conveyed to JOHN EDWARD MAYS AND WIFE, EMMA J. MAYS by Deed from T.C. JONES AND J.D. BURNETT, dated 09/28/1979 and filed for record on 10/01/1979 in Book 5507, Page 532, Register's Office for DAVIDSON County, Tennessee. The said EMMA J. MAYS having since died.Being the same property conveyed to DEWEY BURNETT A/K/A J.D. BURNETT by Deed from JOHN EDWARD MAYS, dated 06/14/2002 and filed for record on 06/24/2002 in Instrument 200206240075549, Register's Office for DAVIDSON County, Tennessee.The said DEWEY BURNETT died testate devising subject property to JOANN EARLY as evidenced by the Last Will and Testament of DEWEY BURNETT filed in Probate Docket # 06P-1718, in the Probate Court Clerk's Office for DAVIDSON County.Also se QCD's in Instrument 201011090089831 and Instrument 201011090089835, Register's Office for DAVIDSON County, Tennessee.

unimproved (X)

This is improved ( ) property, known as 2101 OWEN ST, NASHVILLE, Tennessee 37208-0115
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my/our hand(s) this 21st day of April, 2011.

Joann Early

BILL GARRETT, Davidson County
Trans:T20110026391 DEEDWARR
Recvd: 05/04/11 11:07 2 pgs
Fees:13.00 Taxes:48.10
20110504-0034158

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 21st day of April, 2011, before me personally appeared Joann Early to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 21st day of April, 2011.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title / Cool Springs Office
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959