Instr:200007170070231 Page: 1 OF 2
REC'D FOR REC 07/17/2000 12:25:35PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $107.30

| ADDRESS NEW OWNER: | SEND TAX BILL TO: | MAP-PARCEL NOS. |
|---|---|---|
| James L. Jackson<br>Pat Jackson<br>~~370 Wallace Road, Unit B-15~~<br>~~Nashville, TN 37211~~ 3800 Belmont Blvd, Nashville TN 37215 | ~~Attn: Tax Dept.~~ New Owner | MAP and PARCEL<br>147-3 B 102 |

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Michael A. Travierso, unmarried** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **James L. Jackson and Pat Jackson, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

**Unit No. B-15 of Southern Hills Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6594, Page 502, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Southern Hills Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said lot or unit.**

**Being the same property conveyed to Michael A. Travierso, unmarried, by deed from Ernest Lee Edwards, III, and wife, Melanie Edwards, of record in Book 10848, Page 86, Register's Office for Davidson County, Tennessee.**

**This is property with a common address of 370 Wallace Road, Unit B-15, Nashville, TN 37211.**

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: **(1) Property taxes for the current year and all subsequent years, taxes for said current year being prorated and payment of same being assumed by Grantee; (2) The plan of record in Book 6594, Page 502, said Register's Office, and all matters therein; (3) Master Deed of record in Book 6594, page 502, as amended in Book 7044, Page 209, said Register's Office.**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $29,000.00

X James L. Jackson
Affiant

Subscribed and sworn before me this 17th day of July, 2000.

Notary Public

My Commission Expires: 3/23/2002

CINDY S. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

**TO HAVE AND TO HOLD** the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

**IN WITNESS WHEREOF**, the Grantors have caused this Deed to be executed this **17th** day of **July, 2000**.

Michael A Travierso

**Michael A. Travierso**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Michael A. Travierso, unmarried** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **17th** day of **July, 2000**.

**Notary Public**
**My Commission Expires:** 3/23/2002

File No. 0007-096