THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

Instr:200008030077209 Page: 1 OF 2
REC'D FOR REC 08/03/2000 1:44:21PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1572.50

ADDRESS NEW OWNER:
Larry T. Jackson, et ux
124 Dekewood Drive
Old Hickory, Tennessee 37138

MORTGAGEE:
Franklin American Mortgage
501 Corporate Centre Drive
Ste. 400
Franklin, Tennessee 37067

SEND TAX BILLS:
New Owner

MAP-PARCEL:
Map 64-01-53
Field Book #:4D91019

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Donald C. Arkon and wife, M. Denise Arkon,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Larry T. Jackson and wife, Lori D. Jackson,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Being Lot No. 5 on the plan of Brandywine Place Subdivision, recorded in Record Book 6250, page 327, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.
>
> Being the same property conveyed to Donald C. Arkon and wife, M. Denise Arkon, by deed from Karen L. C. Ellis, as of record in Instrument Number 200004250040672, Register's Office for Davidson County, Tennessee.

This is improved property known as 124 Dekewood Drive, Old Hickory, Tennessee 37138.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 6488, page 764 and Book 8904, page 855, and easements, covenants and conditions as shown on the Plan of record in Plat Book 6250, page 327, Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we do covenant with the said Grantees 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 Grantees, 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 our hands this 28th day of July, 2000.

DONALD C. ARKON

M. DENISE ARKON

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **DONALD C. ARKON AND WIFE, M. DENISE ARKON**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 28th day of July, 2000.

NOTARY PUBLIC

My Commission Expires: 10/24/03

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is **$425,000.00.**

AFFIANT

Subscribed and sworn to before me this 28th day of July, 2000.

NOTARY PUBLIC

My Commission Expires: 10/24/03