SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 11/02/01 09:27 2pgs
Fees:13.00 Taxes:418.10

20011102-0119763

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **40350**

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,000.00..

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE ____ DAY OF OCTOBER, 2001.

Notary Public

MY COMMISSION EXPIRES: APRIL 27, 2005

SCOTT LIUBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
Clifford Alexander Iweorah et ux		**91-5-209**
6111 Nashua Avenue		**8DA 28743**
Nashville, Tennessee 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED **I, DAVID M. JACKSON**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CLIFFORD IWEORAH AND WIFE, MARGARET IWEORAH

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 4, Section 2, Mosswood Heights, as in Book 4175, page 155, said Register's Office, to which plan reference is herein made for a more complete description.

BEING the same property conveyed to David M. Jackson by Quitclaim Deed from Phyllis Jackson, a Widow, of record in Instrument Number 20000726-0073801, Register's Office for Davidson County, Tennessee and being the same property conveyed to Gene Jackson and wife, Phyllis Jackson by Quitclaim Deed from David M. Jackson and wife, Patricia M. Jackson of record in Book 8110, page 39, Register's Office for Davidson County, Tennessee. The said Gene Jackson having since died.

This is investment property and not the residence of Grantor nor any spouse.
This is improved (X) property, known as **6111 Nashua Avenue, Nashville, Tennessee 37209**

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 my hand this 30th day of October, 2001.

David M Jackson by Alan D. Mazer A.I.F.

DAVID M. JACKSON
BY: Alan D. Mazer, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 30th day of October, 2001, before me personally appeared ALAN D. MAZER to me known to be the person who executed the foregoing instrument in behalf of DAVID M. JACKSON, as his Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said DAVID M. JACKSON, as though he had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 30th day of October, 2001.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires: _____

My Commission Expires [illegible] 27 2005