Prepared By & ReturnTo:
Title Enterprises, LLC
3354 Perimeter Hill, Suite 105
Nashville, Tennessee 37211

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/05/01 16:27 3pgs
Fees:18.00 Taxes:387.76
20011205-0134136

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Tami R. Terrell Jackson and husband, Samuel Scott Jackson,** (hereinafter referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey unto **Pearlie Mae Simmons,** (hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in **Davidson County, State of Tennessee**, and being described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE APART HEREOF

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

Witness our hands this 30th **day of** November**, 2001.**

Tami R Terrell Jackson by Matthew G.B. Madden, Attorney in Fact

Tami R. Terrell Jackson, By and
Through her Lawful Attorney in Fact,
Matthew G.B. Madden MGBM

Samuel Scott Jackson by Matthew G.B. Madden, Attorney in Fact

Samuel Scott Jackson, By and
Through his Lawful Attorney in Fact,
Matthew G. B. Madden
MGBM

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, Lura K. Perry, a Notary Public within and for said County and State, personally appeared **Matthew G. B. Madden who executed the foregoing instrument on behalf of the said, Tami R. Terrill Jackson** with whom I am personally acquainted and who upon his/her oath acknowledged himself/herself to be the within named bargainor(s), and that they, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this 30th day of Nov., 2001.

Lura K. Perry
Notary Public
My Commission Expires: 8-8-04

LURA K. PERRY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, Lura K. Perry, a Notary Public within and for said County and State, personally appeared **Matthew G. B. Madden who executed the foregoing instrument on behalf of the said, Samuel Scott Jackson** with whom I am personally acquainted and who upon his/her oath acknowledged himself/herself to be the within named bargainor(s), and that they, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this 30th day of Nov., 2001.

Lura K. Perry
Notary Public
My Commission Expires: 8-8-04

LURA K. PERRY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is **$104,800.00**, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 30th day of Nov, 2001.

Lura K. Perry
Notary Public

My Commission Expires: 8-8-04

LURA K. PERRY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

053-16-0 160.00

MAP AND PARCEL NUMBERS: 053N-D-0530-008.00

ADDRESS NEW OWNER:
Pearlie Mae Simmons
221 Pine Ave.
Old Hickory, TN 37138

SEND TAX BILLS TO:
TRANSLAND FINANCIAL Service
2700 Westhall LANE
Suite 210
MAITLAND, FL.
32751-7294

File No.: 2111522

EXHIBIT A

Being Lot No. 10 on the Plan of Jackson's Landing Estates, of record in Plat Book 7900, Page 679, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Tami R. Terrell-Jackson and Husband, Samuel Scott Jackson by deed from Mark E. Curran and wife Marsha J. Curran of record in Deed Book 10558, page 180, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.