PREPARED BY (AND RETURN TO):

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W & I Ref:(SK) Title No: 43116
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 01/08/02 15:11 2pgs
Fees:13.00 Taxes:2553.00
20020108-0002967

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Michael S. Higgins Jennifer A. Pietenpol 1945 Edenbridge Way Nashville, Tennessee 37215	Bank of America Atlanta Loan Center 2059 Northlake Parkway Tucker, Georgia 30084

TAX MAP-PARCEL NUMBERS: 159-01-008

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$690,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Thomas Jackson and spouse, Lady A. Jackson**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael S. Higgins and spouse, Jennifer A. Pietenpol** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Hound's Run of record in Book 6900, pages 167-171, Register's Office for said County.

Said Lot No. 10 fronts 186.93 feet on the broken northerly margin of Edenbridge Way and extends back 285.54 feet on the westerly line and 290.45 feet on the easterly line to a dead line in the rear, measuring 191.65 feet thereon.

Being the same property conveyed to Thomas Jackson and wife, Lady A. Jackson by deed from Dukes & Dukes Development Corporation of record in Book 7080, page 584, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6900, page 167-171 , said Register's Office, which Plan shows 90 foot minimum building set back line from Edenbridge Way, together with a designated building site and 20 foot easement for public utility and drainage purposes along the rear line(s) with an 8 inch sewer line lying therein; Subject to the Declaration of Covenants, Conditions and Restrictions of record in Book 7079, page 995 and Book 7238, page 736, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 1945 Edenbridge, Nashville, Tennessee 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 4th day of January, 2002.

Thomas Jackson

Lady A. Jackson

State of TENNESSEE
County of DAVIDSON

On this 3 day of January, 2002 , before me the undersigned authority, personally appeared Thomas Jackson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: Sept 2, 2002

MARTIN E. BELL NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE MY COMMISSION EXPIRES SEPT. 2, 2002

State of TENNESSEE
County of DAVIDSON

On this 4th day of January, 2002 , before me the undersigned authority, personally appeared Lady A. Jackson , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

Notary

State of TENNESSEE
County of DAVIDSON

My Commission Expires 7/[illegible]/2003

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $690,000.00

Affiant

Sworn and subscribed before me this the 4th day of January, 2002

Notary Public

My Commission Expires: