Prepared by and after Recording Return To:
Title Enterprise Service Company LLC
109 Westpark Drive, Suite 100
Brentwood, TN 37027
6020177

Davidson County DEEDWARR
Recvd: 07/09/02 13:57 3pgs
Fees:23.00 Taxes:111.00
20020709-0082470

WARRANTY DEED

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 **Laura J. Jackson and Alyne E. Jackson** (hereinafter referred to as "Grantors") have this day bargained and sold and do hereby transfer and convey unto **Jillian Etherington** (hereinafter referred to as "Grantee"), it's successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

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

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

Witness my hand this 28th day of June, 2002.

Laura J. Jackson by Arthur Lee Jackson A.I.F.

& Alyne E. Jackson

Alyne E. Jackson

ACKNOWLEDGEMENT FOR WARRANTY DEED WHICH IS BEING SIGNED BY POWER OF ATTORNEY (ATTORNEY IN FACT)

STATE OF Tennessee
COUNTY OF Williamson

On this 28th day of June, 2002, before me personally appeared Arthur Lee Jackson to me known to be the person who executed the foregoing instrument on behalf of Laura J. Jackson and acknowledged that he executed the same as his free act and deed of the said Laura J. Jackson.

Witness my hand and official seal at Brentwood **Tennessee, this** 28th **day of** June **2002.**

HOLLY LEIGH GRANT NOTARY PUBLIC AT LARGE Williamson County, TENN.

Holly Leigh Grant
Notary Public

My commission expires: 5-22-04

ACKNOWLEDGEMENT FOR WARRANTY DEED WHICH IS BEING SIGNED BY POWER OF ATTORNEY (ATTORNEY IN FACT)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28th day of June, 2002, before me personally appeared Arthur Lee Jackson to me known to be the person who executed the foregoing instrument on behalf of Laura J. Jackson and acknowledged that he executed the same as his free act and deed of the said Laura J. Jackson.

Witness my hand and official seal at Brentwood, Tenenssee, this 28th day of June, 2002.

Holly Leigh Grant
Notary Public

HOLLY LEIGH GRANT NOTARY PUBLIC AT LARGE Williamson County, TENN.

My commission expires: 5.22.04

ACKNOWLEDGEMENT FOR WARRANTY DEED WHICH IS BEING SIGNED BY POWER OF ATTORNEY (ATTORNEY IN FACT)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28th day of June, 2002, before me personally appeared Arthur Lee Jackson to me known to be the person who executed the foregoing instrument on behalf of Alyne E. Jackson and acknowledged that he executed the same as his free act and deed of the said Alyne E. Jackson.

Witness my hand and official seal at Brentwood, Tenenssee, this 28th day of June, 2002.

Holly Leigh Grant
Notary Public

HOLLY LEIGH GRANT NOTARY PUBLIC AT LARGE Williamson County, TENN.

My commission expires: 5.22.04

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $30,000.00which 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 28th **day of** June **, 2002.**

Holly Leigh Grant
Notary Public

My Commission Expires: 5-22-04

HOLLY LEIGH GRANT NOTARY PUBLIC AT LARGE Williamson County, TENN.

MAP AND PARCEL NUMBERS: 091-080-0 087.00

ADDRESS NEW OWNER:
~~**1003 42nd Avenue, North**~~
Nashville, TN 37209

461 E. 61ST ST
LONG BEACH, CA.

SEND TAX BILLS TO THE SAME ADDRESS 90805

Exhibit "A"

Being Lot Nos. 79 and 80 on the plan of L.M. Davis Subdivision of Lot no. 41 Clifton Place, of record in Book 57, page 100, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Laura J. Jackson and Alyne E. Jackson, as tenants in common by Warranty Deed from Laura J. Jackson, dated 5-11-85 and recorded 5-13-85, in Book 6554, page 527, Register's Office for Davidson County, Tennessee. Also acquired by Deed dated 4-26-85 and recorded 5-13-85, in Book 6554, page 527, and Deed in Book 4079, page 936, Register's Office for said County.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. The taxes for the current year have been prorated and are assumed by the Grantee(s) herein.