# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,000.00.

Donna G. Jackson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2002.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

RICHARD MANSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
Bicentennial Title & Escrow, 1319 Fifth Avenue North, Nashville, TN 37208

My Commission Expires MAY 28, 2003

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Donna G. Jackson | GMAC Mortgage Corporation | 042-07-0-A-049.00 |
| (NAME) | (NAME) | |
| 845 Heritage Circle | 6 Cadillac Drive | |
| (ADDRESS) | (ADDRESS) | |
| Madison, Tennessee 37115 | Brentwood, TN 37027 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, WE, Cadbury Properties, Inc., , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donna G. Jackson, unmarried, 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:

Land in Davidson County, Tennessee, being Lot No. 213, on the Plan of Revised Phase Two, Heritage Square, as of record in Plat Book 5200, page 378, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete and accurate legal description.

Being the same property conveyed to Cadbury Properties, Inc., by deed from Ocwen Federal Bank, FSB, of record as Instrument No. 20001101-0108457, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 845 Heritage Circle, Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 31st day of July, 2002.

Cadbury Properties, Inc.

By: PRESIDENT
Bancroft O'Quinn

Davidson County DEEDWARR
Recvd: 08/06/02 13:59 2pgs
Fees:13.00 Taxes:310.80

20020806-0094559

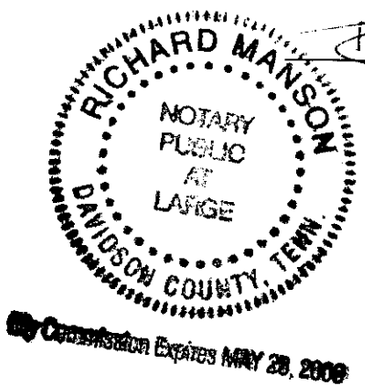
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Bancroft O'Quinn, with whom I am personally acquainted and who upon his oath acknowledged himself to be the President, of Cadbury Properties, Inc. the within named bargainor, a corporation, and that, as such President, being authorized so to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Bancroft O'Quinn as such President.

Witness my hand and official seal at Nashville, Tennessee this 31st day of July, 2002.

Commission expires:




Notary Public