Davidson County DEEDWARR
Recvd: 10/02/02 09:36 2pgs
Fees:13.00 Taxes:492.10

20021002-0119602

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 133,000.00.

Jason Jackson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2002.

Notary Public

MY COMMISSION EXPIRES: 7-23-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Jackson and Kristi Jackson	US Bank Home Mortgage	Map 176-5-0
(NAME) 5024 Sunshine Drive	(NAME) 4801 Frederica Street	Parcel 065.00
(ADDRESS) Antioch TN 37013	(ADDRESS) Ownesboro, KY 42304	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **PETER MANUEL SCARMOUTSOS, UNMARRIED,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **JASON JACKSON AND KRISTI JACKSON HUSBAND AND WIFE,** 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 all of Lot No. 27, FINAL PLAT, HICKORY WOODS, SECTION B, as shown by plat appearing of record in Plat Book 6900, page 512, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Peter Manuel Scarmoutsos and wife, Molly E. Scarmoutsos by Warranty Deed as of record in Book 9995, Page 366, Register's Office for Davidson County, Tennessee and further conveyed to Peter Manuel Scarmoutsos by Quitclaim Deed as of record in Book 11263, Page 229, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Declaration of Covenants, Conditions and Restrictions as of record in Book 9678, Page 187, as amended in Book 9764, Page 44; Amendment to By-Laws as of Instrument No. 20001207-0120450; Architectural Review Committee as of Instrument No. 20010614-0062710; Rules and Regulations as of Instrument No. 20011015-0111957 and as of Instrument No. 20010614-0062709; Charter of Homeowners Association as of record in Book 7857, Page 87, re-recorded as of record in Book 7876, Page 67; Chancery Court as of record in Minute Book 86, Page 429; Easement to Tennessee Valley Authority; Easement to Nashville Gas as of record in Book 5897, Page 209; and, any and all matters as shown on plat of record in Plat Book 6900, page 512; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 5024 Sunshine Drive, Antioch, TN 37013
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 our hands this 30th day of September, 2002.

Peter Manuel Scarmoutsos

Peter Manuel Scarmoutsos

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Peter Manuel Scarmoutsos who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of September, 2002.

Notary Public

My Commission Expires: 7-23-05

(SEAL)

WILSON COUNTY, TENN. NOTARY PUBLIC AT LARGE LINDA V. JONES

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076