THIS INSTRUMENT PREPARED BY/
PLEASE RETURN TO:
American Escrow Company
P. O. Box 1733
Hendersonville, TN 37077

WARRANTY DEED

Address of New Owner(s) as Follows:	Mortgagee: Send Tax Bills To:	Map-Parcel Numbers
Jayson Morgan 6145 Pettus Road Antioch, TN 37013	America's Wholesale Lender 4500 Park Granada Calabasas, CA 91302-1613	181/145

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, WE,

Thomas N. Jacobs Jr. and wife, Rebecca A. Jacobs

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jayson Morgan and, Jamie Thomas, both unmarried, as joint tenants with rights of survivorship, with the remainder to the survivor in fee

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, and shown as Tract No. 8 on a unrecorded survey of the Jacey A. Moore, Jr. lands dated August 14, 1973, and prepared by John B. Rainey, Surveyor, Job No. 78-123, and described as follows:

BEGINNING at an iron pin on the westerly margin of Pettus Road, said pin being North 33 degrees 28' 41" East 953.63 feet as measured northwardly along the westerly margin of said road from the northerly line of the Elmo Murray Potts property of record in Book 4037, Page 359, R.O.D.C., Tennessee; thence leaving the margin of said road North 80 degrees 08' 06" West 1186.21 feet to an iron pin; thence South 87 degrees 51' 21" West 538.62 feet to an iron pin; thence North 3 degrees 59' 10" East 150.00 feet to an iron pin; thence South 89 degrees 11' 24" East 502.43 feet to an iron pin; thence South 81 degrees 04' 33" East 1292.50 feet to an iron pin set on the westerly margn of the aforesaid Pettus Road; thence with the margin of said road South 33 degrees 28' 41" West 150.00 feet to the point of beginning, containing 5.23 acres, more or less.

Being the same property conveyed to Thomas N. Jacobs Jr. and wife, Rebecca A. Jacobs by Deed, dated July 30, 1997, of record in Book 10554, Page 226, Register's Office for Davidson County, Tennessee.

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

Davidson County DEEDWARR
Recvd: 01/28/03 11:47 2pgs
Fees:13.00 Taxes:1072.63
20030128-0011511

This is improved property known as: 6145 Pettus Road Antioch, TN 37013

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 OUR HANDS THIS 24th day of January, 2003

Thomas N. Jacobs Jr.

Rebecca A. Jacobs

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, Thomas N. Jacobs Jr. and wife, Rebecca A. Jacobs

with whom I am personally acquainted, and who acknowledged that he/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office the 24th day of January, 2003

K. J. Shelton
Notary Public

My Commission expires August 24, 2003

STATE OF TENNESSEE

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 289,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th day of January, 2003

My Commission Expires: August 24, 2003

K. J. Shelton
Notary Public