File #200330151

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,706.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of March, 2003.

Notary Public

MY COMMISSION EXPIRES: 5-23-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 613 Potomac Place, Suite 201, Smyrna, TN 37167

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nathaniel Jackson, an unmarried man	Countrywide Home Loans, Inc.	Map: 151-10-A-116.00
(NAME) 1024 Windsor Brook Place	(NAME) 2021 N. Gallatin Rd., Ste 292	Parcel:
(ADDRESS) Antioch TN 37013	(ADDRESS) Madison, TN 37115	
(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, **OLE SOUTH PROPERTIES, INC.,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **NATHANIEL JACKSON, AN UNMARRIED MAN,** 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. 41, on the Plan of Phase 2, Villages of Long Hunter, P.U.D.**, as shown by plat appearing of record in Instrument No. 20020515- 0059732, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being a portion of the same property conveyed to Ole South Properties, Inc., by Quitclaim Deed of record in Instrument No. 20020718- 0086598, said Register's Office.

This conveyance is subject to the following:
Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20010531- 0056382; Charter of Homeowner's Association of record in Instrument No. 20010531- 0056381; Ingress/Egress Easement for cemetery of record in Book 1101, Page 457, and Book 1115, Page 302; Easement to Metro for Water Mains of record in Book 8197, Page 288, Book 8358, Page 91, and Book 8358, Page 94; Utility Easement to Tennessee Telephone Company of record in Book 9661, Page 919; Grant of Transmission Line Easement to the U.S.A. of record in Book 2338, Page 466; Declaration of Taking for 150' wide easement by the TVA of record in Book 4446, Page 423; Judgment of record in Book 4535, Page 351; Easement for 6" Force Main Sewer Line of record in Instrument No. 20000906- 0088272; Easement for construction, maintaining, etc., of the force main and related facilities of record in Instrument No. 20000906- 0088271; Sewer and/or Storm Drainage Easement of record in Instrument No. 20001030- 0107415; Storm Water Detention Agreement of record in Instrument No. 20020718- 0086411, and, any and all matters as shown on plat of record in Instrument No. 20020515- 0059732; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 1024 Windsor Brook Place, 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 21st day of March, 2003.

Ole South Properties, Inc.

BY: _____
Roger Case, Vice-President

Davidson County DEEDWARR
Recvd: 03/25/03 14:33 2pgs
Fees:13.00 Taxes:442.91

20030325-0039304

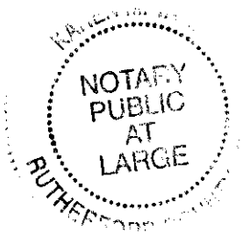
STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Roger Case, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice-President of Ole South Properties, Inc., the within named bargainor, a corporation, and that he as such Vice-President, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice-President.

Witness my hand and official seal, this 19th day of March, 2003.

Notary Public



My Commission Expires: 5-23-05

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
613 Potomac Place, Suite 201
Smyrna, TN 37167