Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $325,000.00

Affiant

Subscribed and sworn to before me, this 31st day of March, 2003.

Notary Public
My commission expires: 05/30/04 7/31/06

MELODY M. JENKINS NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE My Commission Exp. JUL 31 2006

Address of New Owner:	Send Tax Bills to:	Tax Information
Bradley Christopher Jackson 4404 Sunnybrook Drive Nashville, TN 37205		130-08-D 001.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Sam C. Cowan and wife, Cathy D. Cowan**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Bradley Christopher Jackson and wife, Marian Katherine Jackson**, hereinafter called the Grantees, their successors 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. 15 on the Plan of Royal Oaks of record in Book 1424, Page 31, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Sam C. Cowan and wife, Cathy D. Cowan by deed from James C. Snell and wife, Laura S. Snell in Instrument No. 20001003-0097830, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4404 Sunnybrook Drive, Nashville, TN 37205

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 March, 2003.

Sam C. Cowan

Cathy D. Cowan

Davidson County DEEDWARR
Recvd: 04/01/03 10:45 2pgs
Fees:13.00 Taxes:1202.50

20030401-0042623

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sam C. Cowan and Cathy D. Cowan, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Brentwood, TN, this 31st day of March, 2003.

Catherine R Davis
Notary Public

My Commission expires 05/30/04