Davidson County DEEDWARR
Recvd: 06/11/03 15:59 4pgs
Fees:22.00 Taxes:0.00

20030611-0080991

RB

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **15th** day of **December, 2000, by and between GARY J. JACKSON and LINDA D. JACKSON, HUSBAND AND WIFE, hereinafter called Grantors, and ~~OLA~~ ELIA E. LASSITER, UNMARRIED, hereinafter called Grantee.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, WE, GARY J. JACKSON and LINDA D. JACKSON, HUSBAND AND WIFE, Grantors, do hereby bargain, sell, transfer and convey unto ELIA E. LASSITER, UNMARRIED, hereinafter referred to as Grantee, his/her successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 303 AURORA AVENUE, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his/her successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind THEMSELVES and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of Grantors on the day and year first above written.

BY: Gary J. Jackson
GARY J. JACKSON, Signature of Seller

Linda D Jackson
LINDA D. JACKSON, Signature of Seller

Davidson County DEEDWARR
Recvd: 12/20/00 10:29 3pgs
Fees:15.00 Taxes:291.83

20001220-0124648

THIS DEED IS BEING RE-RECORDED TO CORRECT THE BUYERS FIRST NAME

1/3

INDIVIDUAL
STATE OF TEXAS)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, GARY J. JACKSON and LINDA D. JACKSON, HUSBAND AND WIFE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **15th** day of December, 2000.

Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

EULA E. LASSITER, UNMARRIED
303 Aurora Ave
Madison, Tn 37115

Property Address:

303 AURORA AVENUE
MADISON, TN 37115

Person Responsible for Taxes:
New South Federal Savings Bank
210 Automation Way
Birmingham, Al 35210

Map & Parcel #: MAP 34-14, PARCEL 25

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$78,900.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **15th** day of **December, 2000.**

Notary Public

My Commission Expires: 5/30/2004

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

P.A. Receipt: Free Printing Print Time: 6/2/03 2:55:28 PM Instr. No: 200012200124648 P.A. Customer: CERTIFIED COPY

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of Stanley Heights, as of record in Book 3300, page 74, Register's Office for Davidson County, Tennessee.

SAID Lot. No. 2 fronts 63 feet on the northerly margin of Aurora Avenue and runs back 119.5 feet on the easterly line and 114.8 feet on the westerly line to a dead line in the rear measuring 56.2 feet thereon.

BEING the same property conveyed to GARY J. JACKSON and LINDA D. JACKSON, HUSBAND AND WIFE by Warranty Deed from CHERRY CARPENTER & MABEL JONES, of record in Book 4696, page 232, Register's Office for DAVIDSON County,
Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2001 and subsequent years, A LIEN, not yet due and payable (MAP 34-14, PARCEL 25, 1999 REAL PROPERTY TAXES ARE PAID IN THE AMOUNT OF 513.59).

2. All matters as set forth on the Plan of record in Plat Book 3300, page 74, said Register's Office, which plan includes a 30-foot minimum building setback line from AURORA AVENUE and 10-foot public utility and drainage easement along the west and rear lot lines.

3. Restrictive Covenants recorded in Book 3405, Page 286, Register's Office for DAVIDSON County, Tennessee.

P.A. Receipt: Free Printing Print Time: 6/2/03 2:55:28 PM Instr. No: 200012200124648 P.A. Customer: CERTIFIED COPY

I hereby certify that this is a true copy of
the original instrument filed in my office as
Instrument No. 200012220-012648
This 2nd day of June 20 02
BILL GARRETT Register of Deeds
By _____
DEPUTY Register

