THIS INSTRUMENT PREPARED BY:
George V. Crawford, III
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

Davidson County DEEDWARR
Recvd: 06/16/03 15:45 2pgs
Fees:13.00 Taxes:1217.30

20030616-0082727

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $329,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of June, 2003.

Notary Public

My Commission Expires: 5/31/2007

Address New Owner As Follows:
William D. Jackson and
Molly Jackson
122 Gilman Avenue
Nashville, TN 37205

Send Tax Bills To:
Wells Fargo Home Mortgage
4456 Corporation Lane. #100
Virginia Beach, VA 23462

Map-Parcel Number
130-5-51

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **GILL C. DUFF AND WIFE, MARTHA BROTHERS DUFF**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **WILLIAM D. JACKSON AND WIFE, MOLLY JACKSON**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 Block H on the plan of 2nd Revised Plan Highlands of Belle Meade No. 2 Blocks E, F, G, H and K, of record in Book 1130, page 71 and 72, Register's Office for said County.

Said Lot No. 10 fronts 98 feet on the northwesterly margin of Gilman Avenue and extends back between parallel lines 210 feet to a dead line in the rear.

Being the same property conveyed to Gill C. Duff, married, by deed from Diana T. Cherry, unmarried, of record as Instrument No. 20011127-0129391, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction.

This conveyance is made subject to:

1. 2003 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Plat Book 1130, pages 71 and 72, Register's Office for Davidson County, Tennessee.

This is improved property known as 122 Gilman Avenue, 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 and assigns, forever; and we 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 further covenant and bind ourselves, our 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 person whomsoever.

WITNESS our hands this 13th day of June, 2003.

Gill C. Guff

Martha Brothers Duff

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GILL C. DUFF AND MARTHA BROTHERS DUFF**, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of June, 2003.

Notary Public

My Commission Expires: 3/31/2007