This Instrument Prepared By:
FLYNN & RADFORD, ATTYS., P.C.
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
2030847

Davidson County DEEDWARR
Recvd: 08/01/03 09:59 2pgs
Fees:13.00 Taxes:239.76
20030801-0109244

Send Tax Bills To:

New owner

New Owner is: Terry E. Jackson
3217 Lincoln Ave.
Nashville, TN 37218

MAP: 70-09-37.00
PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Clyde D. Manis and Gregory D. Johns and Mickey D. Manis, as Tenants in Common, as separate equity property** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Terry E. Jackson** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being part of Lot 8, on the Plan of H.E. Simpkin's Division of The L.G. Curtis Lands in the 13th Civil District of said County, as of record in Book 547, Page 39, Register's Office for Davidson County, Tennessee.

Part of Lot 8, fronts 52.6 feet on the southerly side of Lincoln Avenue and runs back 265 feet on the easterly line and 270 feet more or less on the westerly line to a dead line measuring 52.6 feet.

Being the same property conveyed to Clyde D. Manis and Gregory D. Johns and Mickey D. Manis, as Tenants in Common, as separate equity property, from John Wayne Smith, Sr. and wife, Barbara J. Smith by Warranty Deed dated June 01, 2001 and recorded June 01, 2001 at Instrument No. 20010601-0057282, Register's Office for Davidson County.

This conveyance is subject to Power of Attorney of record at Instrument No. 200208150099090 and at Instrument No. 200208150099091; subject to any and all zoning regulations, building restrictions, and setback lines, if any, and easements and rights for public utilities applicable to this property; and all matters of record on plat in Plat Book 547, Page 39, Register's Office for Davidson County.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 25th day of July, 2003.

GRANTOR:

Clyde D. Manis

Clyde D. Manis

Gregory D. Johns

Gregory D. Johns

Mickey D. Manis

Mickey D. Manis

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared, **Clyde D. Manis and Gregory D. Johns and Mickey D. Manis**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 25th day of July, 2003.

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

M. Lynn Bodden
Notary Public

My Commission Expires: MY COMM. EXP. 10/22/05

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$ 64,800.00**

Affiant

SWORN TO and subscribed before me this 25th day of July, 2003.

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

M. Lynn Bodden
NOTARY PUBLIC
My commission expires: MY COMM. EXP. 10/22/05