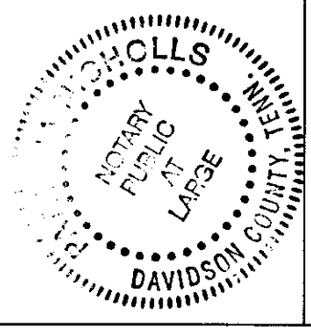
FILE BOX 45

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $286,500.00

George Bruce Jackson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF AUGUST, 2003.

Notary Public

MY COMMISSION EXPIRES: 1/29/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 08/05/03 12:40 2pgs
Fees:13.00 Taxes:1060.05
20030805-0110895

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George Bruce Jackson	SunTrust Mortgage, Inc	Map 64
(NAME) 1641 Rachel Way	(NAME) 201 4th Ave N 7th Floor	Group 03-0-A
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Nashville, TN 37219	Parcel 128
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE,
James Houston Nevans ,unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
George Bruce Jackson and Wife, Martha Ingram Jackson, 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:

Being Lot No. 107 on the Plan of Brandywine Pointe , Phase Ten, Section Three, as of record in Plat Book 9700, Page 280, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to James Houston Nevans ,unmarried by deed from D.B. Horton, Inc of record in Deed Book 10965., page 774, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 8637, Page 563, Register's Office for said County.

Restrictive Covenants of record in Deed Book 10257, Page 199, Register's Office of said County.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved
This is improved X property, known as 1641 Rachel Way, Old Hickory, TN 37138
(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 we do 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 do further covenant and bind ourselves, our heirs and representatives, 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 my/our hand(s) this 1st day of August, 2003.

James Houston Nevans,
by Glenda Bramblett,
Attorney In Fact

STATE OF Tennessee
COUNTY OF Wilson

On this the 1st day of August, 2003, before me personally appeared Glenda Bramblett, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of James Houston Nevans, and who acknowledged that he executed the same as the free act and deed of the said James Houston Nevans by virtue of that Power of Attorney, duly executed by the said James Houston Nevans and appearing of record in Instrument Number 20030805.0110894, of Register's Office of Davidson County, .

Witness my hand and official seal, this 1st day of August 2003.

My Commission Expires: 1/29/05

Notary Public

File Number23070791
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED