Davidson County DEEDWARR
Recvd: 08/13/03 15:49 2pgs
Fees:13.00 Taxes:1332.00

20030813-0116634

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 FOURTH AVENUE, NORTH P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $360,000.00. Affiant Subscribed and sworn to before me, this 12th day of August, 2003. Notary Public My Commission Expires:

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Paul Davis 6113 Chickering Ct. Nashville, TN 37205	SAME	144-10-0-037.00 FH 4140

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, **JOHN O. JACKSON, JR., as surviving tenant by the entireties**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **PAUL DAVIS**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, in the City of Forest Hills, Seventh Civil District, being Lot No. 60 on the Plan of Chickering Valley, of record in Book 2331, pages 121, 122 and 123, Register's Office for Davidson County, Tennessee.

Said Lot No. 60 fronts 181 feet on the west side of Chickering Court and runs back 514.8 feet on the south line and 548 on the north line to a dead line in the rear on which it measures 113.2 feet.

Being the same property conveyed to John O. Jackson, Jr., and wife, Mary Anne Jackson by deed from William E. McLeod and wife, Dorothy B. McLeod of record in Book 4189, page 301, Register's Office for Davidson County, Tennessee; the said Mary Anne Jackson having since died.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2003 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee 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. Restrictive covenants contained in instrument of record in Book 2542, page 25, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 2331, pages 121, 122 and 123, Register's Office for said County.

This is improved property known as 6113 Chickering Court, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and I covenant with the said Grantee that I am 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 12th day of August, 2003.

John O. Jackson, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN O. JACKSON, JR.**, unmarried, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 12th day of August, 2003.

Notary Public

My Commission Expires: 1/27/07

