WARRANTY DEED

GREGG W. CLARKE NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN. MY COMMISSION EXPIRES: JANUARY 28, 2006

GREGG W. CLARKE NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN. MY COMMISSION EXPIRES: JANUARY 28, 2006

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 110000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8/11/03

Notary Public

MY COMMISSION EXPIRES:.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lugene F. Davis and Dwana K. Davis	SAME	073-01-117.00
(NAME) 2740 Bobby Ave.	(NAME) SAME	
(ADDRESS) Nashville, TN 37216	(ADDRESS) SAME	
(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, **Clarence D. Jackson and wife,*Jean T. Jackson**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lugene F. Davis and wife, Dwana K. Davis**, 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 Lots Nos. 53 and 54 on the map of Happy Valley, Section C, not of record, described according to a survey made by Z. J. Wilkinson, Surveyor dated 9/2/45 and dated 2/7/47 as follows:

Beginning on the southerly margin of Bobby Avenue at a point 1175 feet east of the easterly margin of Cooper Lane, being the corner of Lots Nos. 52 and 53; thence with the line between said two lots, southwardly 140 feet; thence eastwardly 85 feet to the westerly margin of Ruby Drive; thence with said Drive, northwardly 133 feet to the beginning of a curve; thence around said curve in a northwestwardly direction 44.1 feet to the southerly margin of Bobby Avenue; thence with said Avenue, westwardly 145.6 feet to the beginning.

Being the same property conveyed to Clarence D. Jackson and wife, Jean T. Jackson by Deed from Lawrence E. McCluskey and wife, Lucille McCluskey dated 5/27/56, of record in Book 2540, page 409, Register's Office for Davidson County, Tennessee. Jean T. Jackson now being deceased.*

This is improved ■ unimproved property, known as 2740 Bobby Ave., Nashville, TN 37216
(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 our/my hands this 8/11/03.

Davidson County DEEDWARR
Recvd: 08/18/03 16:51 2pgs
Fees:13.00 Taxes:407.00

20030818-0119579

C.D. Jackson
Clarence D. Jackson

C.D.J.
~~XXXXX XXXXXX~~

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public, personally appeared CARMEL D JACKSON the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he/she/they executed the foregoing Warranty Deed as the Grantor for the purposes contained therein. Witness my hand and official seal at DAVIDSON, Tennessee this 8/4/07.

Commission expires:

GREGG W. CLARKE
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.
MY COMMISSION EXPIRES: JANUARY 28, 2006

Notary Public