Davidson County DEEDWARR
Recvd: 09/12/03 08:59 2pgs
Fees:13.00 Taxes:769.60

20030912-0134022

PREPARED BY:
Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **18th** day of **August, 2003** by and between **Derron L. Sluser and wife, Susan F. Sluser** , herein after referred to as GRANTOR, and **Lex Carlton Jackson** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of , State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennnessee, being Lot 31 on the Plan of Brook Meade, Section Three of record in Book 2133, page 116, Register's Office for said County.

Said Lot 31 fronts 160.00 feet on the notherly margin of Georgetwon rive and extends back 200.0 feet on the easterly line and 305.00 feet on the westerly line to a dead line in the rear, measuring 197.9 feet thereon.

This Conveyance is subject to the following: Taxes for the current year and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2133, page 116, said Register's Office, which Plan shows a 55 foot minimum building setback line from Georgetown drive and a 10 foot easement for public utility purposes along the rear & easterly line(s).

Being the same property conveyed unto Derron L. Sluser and spouse, Susan F. Sluser by Warranty deed from William D. Perkins and spouse, Jennifer H. Johnson Perkins, dated April 10, 2002, of record in Instrument Number 20020415-0046320, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 704 Georgetown Drive, Nashville, TN 37205

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Derron L. Sluser
Signature of Seller

Susan F Sluser

Susan F. Sluser
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **Derron L. Sluser and wife, Susan F. Sluser** , the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **18th** day of **August, 2003.**

Carrie E. Hughes
Notary Public

My Commission Expires: 8/22/05

CARRIE E. HUGHES NOTARY PUBLIC AT LARGE MAURY COUNTY, TENNESSEE

Name and Address of Property Owner:
Lex Carlton Jackson
704 Georgetown Drive, Nashville, TN 37205

Send Tax Statements to:
SAME

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map and parcel-115-03-0-089.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$208,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **18th** day of **August, 2003.**

Notary Public

My Commission Expires: 3-6-06

PHILIP DAVIS ALEXANDER NOTARY PUBLIC AT LARGE My Comm. Exp. March 6, 2006 WILLIAMSON COUNTY, TN

RETURN TO:

Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067
23-1-917