WARRANTY DEED

CARLA R. DILLARD
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF OCTOBER, 2003.

Notary Public

MY COMMISSION EXPIRES: ~~May 28, 2006.~~ 2.8.07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry C. Watkins	Irwin Mortgage Corporation	150-3-26
(NAME)	(NAME)	
3416 Country Hill Road	400 Interstate North Parkway	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Atlanta, GA 30339	
(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, Mark Jackson and wife, Shari Jackson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry C. Watkins, a married man, 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:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Section Two, The Country, of record in Plat Book 5050, Page 40, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Mark Jackson and wife, Shari Jackson, by deed of record in Book 11548, Page 323, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Mark Jackson and Shari Jackson by Carolyn Adcock as their Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. X, in the Register's Office for Davidson County, Tennessee.

*20031008-0149029

unimproved ☐
This is improved ☒ property, known as 3416 Country Hill Rd., Antioch, TN 37013
(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.

Davidson County DEEDWARR
Recvd: 10/08/03 08:48 2pgs
Fees:13.00 Taxes:502.83

20031008-0149030

Witness my/our hand(s) this 3rd day of October. 2003.

Mark Jackson by Carolyn Adcock Atty in fact

Mark Jackson

Shari Jackson by Carolyn Adcock Atty in fact

Shari Jackson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 3rd day of October, 2003, before me personally appeared Carolyn Adcock, the person who executed the foregoing instrument on behalf of Mark Jackson and Shari Jackson and who acknowledged that she executed the same as the free act and deed of the said Mark Jackson and Shari Jackson, through Power of Attorney granted she by the said Mark Jackson and Shari Jackson

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of October, 2003.

Commission expires: ~~May 28, 2006~~ May 30, 2007

KRYSTN T. HEDGES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Krystn T. Hedges

Notary Public

My Commission Expires MAY 30, 2007