Davidson County DEEDWARR
Recvd: 11/06/03 14:55 2pgs
Fees:13.00 Taxes:391.83

20031106-0163355

WARRANTY DEED

B-CBT-03-0286

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,900.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF October, 2003.

Notary Public

MY COMMISSION EXPIRES: 5/3/04
(AFFIX SEAL)

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Johnette Jackson	America's Wholesale Lender	
286 Tusculum Road	(NAME) 750 Old Hickory Blvd. #180	162-1-A-3 CO
(ADDRESS) Antioch, Tennessee 37013	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZP)	(CITY) (STATE) (ZP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JACE K. SEAVERS AND WIFE, PAMELA J. SEAVERS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARY JOHNETTE JACKSON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit: unmarried

Land in Davidson County, Tennessee, being Lot No. 3 and reserve lot adjacent to Lot 2 on the Plan of Phase I, Hickory Glade of record in Plat Book 6250, Page 889, together with an easement for ingress and egress of record in Book 8058, Page 793, Register's Office for said County.

Being the same property conveyed to Jace K. Seavers and wife, Pamela J. Seavers by Deed dated June 27, 1996 and filed for record on July 17, 1996 in Book 10123, Page 24, Register's Office for Davidson County, Tennessee.

This conveyance is subject to HOA Charter of record in Book 6845, Page 780; Conveyance of Common Area of record in Book 6898, Page 921 and Book 6899, Page 562, both of record of the said Register's Office.

This conveyance is subject to Ingress/Egress Easements of record in Book 8058, Page 793, Register's Office for said County.

This conveyance is subject to Restrictions of record in Book 6824, Page 929, Book 6824, Page 952, Book 6898, Page 896, Book 6898, Page 919, Book 6898, Page 920, Book 6957, Page 473 and Book 7959, Page 869, Register's Office for said County.

This conveyance is subject to By-Laws of record in Book 6878, Page 390 and Book 10697, Page 182, Register's Office for said County.

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

unimproved ( )
This is improved (X) property, known as 286 Tusculum Road, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

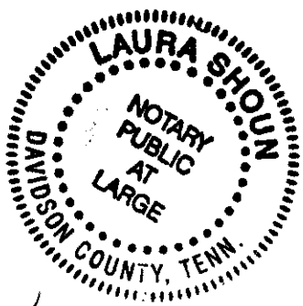
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a 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 GRANTEE(S), 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 30th day of October, 2003.

Jace K. Seavers

Pamela J. Seavers

Pamela J. Seavers



STATE OF Tennessee

COUNTY OF Davidson

I, Laura Shaun, a Notary Public of the County and State first above written, do hereby certify that Jace K. Seavers and wife, Pam J. Seavers personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 30th day of October, 2003.

Notary Public

My Commission Expires: 5/30/04

(SEAL)

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903