Davidson County DEEDWARR
Recvd: 11/18/03 09:35 3pgs
Fees:18.00 Taxes:1128.50

20031118-0167953

THIS INSTRUMENT PREPARED BY: **George V. Crawford, III** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 FOURTH AVENUE, NORTH P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994 DANA DELWORTH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $305,000.00. Sanford B. Kuntz Affiant Subscribed and sworn to before me, this 17th day of October, 2003. Dana Delworth Notary Public My Commission Expires: 11/27/04

Address New Owner As Follows: Sarah A. Derks 6121 Melbourne Drive Nashville, TN 37215	Send Tax Bills To: Same	Map-Parcel Number: 158-03-0 043.00

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, **WILLIAM D. JACKSON AND WIFE, MOLLY BRADLEY JACKSON**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **SARAH A. DERKS**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, being Lot No. 499 on the Plan of Hillsboro Park, Section VIII, of record in Book 2663, page 96, Register's Office for Davidson County, Tennessee.

Said Lot No. 499 fronts 242 feet on the northwesterly side of Melbourne Drive and runs back 215.6 feet on the northeasterly line and 183.9 feet on the southwesterly line to a dead line in the rear on which it measures 298 feet.

Being the same property conveyed to William D. Jackson and wife, Molly Bradley Jackson by deed from Ben P. Shields and wife, Maxine H. Shields, of record in Book 11411, page 160, said

Register's Office, and re-recorded at Book 11513, page 251, Register's Office for Davidson County, Tennessee.

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. All matters as shown on the Plan of record in Book 2663, page 96, Register's Office for Davidson County, Tennessee.

2. Restrictive covenants contained in instrument of record in Book 2435, page 237, as amended in Book 2603, page 440 and further by instrument of record in Book 2855, page 475, Register's Office for said County.

3. Easement for sanitary sewers and/or storm drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7170, page 810, said Register's Office.

This is improved property known as 6121 Melbourne Drive, 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, her heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 27th day of October, 2003.

William D. Jackson

William D. Jackson
By: George V. Crawford, III, Attorney-in-Fact

Molly Bradley Jackson

Molly Bradley Jackson
By: George V. Crawford, III, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GEORGE V. CRAWFORD, III,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact**, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 27th day of October, 2003.

Christine L. Kind

Notary Public

CHRISTINE L. KIND NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires: 8.2.05

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GEORGE V. CRAWFORD, III,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact**, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 27th day of October, 2003.

Christine L. Kind

Notary Public

CHRISTINE L. KIND NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires: 8.2.05