THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 22193-12-2003**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $149,000.00. Affiant Subscribed and sworn to before me this 9th day of January, 2004. Notary Public My Commission Expires: 11 Bo 04 CAROL R. RIVERS NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMMISSION EXPIRES: NOVEMBER 30, 2004

WARRANTY DEED

Address New Owner: Todd M. Jackson 4026 Nebraska Avenue Nashville, TN 37209	**Send Tax Bills To:** Franklin American Mortgage Co. 501 Corporate Center Dr. Ste. 400 Franklin, TN 37067	**Tax Information:** Map No.103.04 Parcel No. 401.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Richard Courtney and wife, Beth Courtney**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Todd M. Jackson** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4026 Nebraska Avenue, Nashville, TN, 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 9th day of January, 2004.

Richard Courtney

Beth Courtney

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Richard Courtney and Beth Courtney**, 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 9th day of January, 2004.

Notary Public

My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 01/14/04 10:15 2pgs
Fees:13.00 Taxes:551.30

20040114-0005720

EXHIBIT "A"

Land in Davidson County, Tennessee, being the easterly 50 feet of the westerly 100 feet of Lot No. 69 on the Plan of West End Annex, as subdivided by Sylvan Park Land Company, As of record in Book 332, page 61, described as follows:

Said part of Lot 69 fronts 50 feet on the northerly side of Nebraska Avenue and extends back 158.3 feet along the easterly and westerly side line to an alley.

Being the same property conveyed to Richard Courtney and wife, Beth Courtney by deed dated October 31, 2000 from John Howard Fridrich, unmarried as Instrument No. 20001102-0108815, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2004 City/County Taxes, which have been prorated and assumed by the Grantee(s);
2) All matters appearing on the Plan of record in Plat Book 332, page 61, Register's Office for Davidson County, Tennessee.