RETURN TO:
1521

Taylor Title & Escrow, Inc.
51 Century Blvd., Suite 130
Nashville, TN 37214

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Kevin Garr Amelia Garr 5044 Chadfield Way Antioch, TN 37013	SAME	MAP and PARCEL 149-13 85

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **James L. Jackson** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Kevin Garr and Amelia Garr, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Chadfield, Section One, of record in Book 7900, Page 836, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James L. Jackson by Substitute Trustee's Deed dated December 12, 2002, from Priority Trustee Services of TN, L.L.C., as Substitute Trustee, of record in Instrument No. 20021227-0159557, Register's Office for Davidson County, Tennessee.

This is property with a common address of 5044 Chadfield Way, Antioch, TN 37013.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: (1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantee; (2) The Plan of Record in Book 7900, Page 836, said Register's office and all matters therein; (3) By-Laws of record in Book 9540, Page 673, said Register's Office; (4) Charter of record in Book 9540, Page 629, said Register's Office.

James L. Jackson, further warrants that he has never lived in the subject property as a married person and that said property is not subject to any marital rights therein.

Davidson County DEEDWARR
Recvd: 02/11/04 10:38 2pgs
Fees:13.00 Taxes:529.10

20040211-0016471

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $143,000.00

Affiant

Subscribed and sworn before me this 7th day of January, 2004.

My Commission Expires: 3-31-07

Notary Public

NOTARY PUBLIC AT LARGE
MARY SOLLEY
DAVIDSON CO. TENNESSEE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **7th** day of **January, 2004**.

James L. Jackson

James L. Jackson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **James L. Jackson** , with whom I am personally acquainted, or who 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 and official seal at office this **7th** day of **January, 2004**.

Notary Public
My Commission Expires: 1/28/2006

CINDY S. SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 28, 2006

File No. 0310-430