THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 17569G

MAP/GROUP/PARCEL:
53-16/64

Davidson County DEEDWARR
Recvd: 02/24/04 10:09 2pgs
Fees:13.00 Taxes:427.35
20040224-0020638

NEW OWNER'S NAME AND ADDRESS:
Terry M. and Susan F. Jackson
113 Prentiss Drive
Old Hickory, TN 37138

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, Thomas G. Tate and Brenda Farmer, the only living heirs of Henry Garrett Tate, hereinafter called Grantors, do hereby transfer and convey unto Terry M. Jackson and Susan F. Jackson, HUSBAND AND WIFE, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND lying and being in Davidson County, Tennessee, more particularly described according to a survey made by H. Gee, Surveyor, and dated September 15, 1958, and more particularly described as follows:

Beginning at a point 1.7 feet N.E. of a fence paralleling the Tennessee Central Railroad right-of-way; thence S 3.28 degrees 34 minutes W 235.0 feet to an iron pin; thence S 50 degrees 20 minutes E 500.3 feet to an iron pin; thence N 32 degrees 56 minutes E 232.2 feet to an iron pin; thence N 50 degrees 20 minutes W 518.2 feet to the point of beginning, containing 2.7 acres, more or less.

The subject property is improved property commonly known as 113 Prentiss Drive, Old Hickory, Tennessee.

Being the same property conveyed to Henry Garrett Tate and wife, Francis Louise Tate by Deed of record in Book 2811, Page 159, Register's Office for Davidson County, Tennessee.

Henry Garrett Tate having died July 12, 1992, subject property vested in Frances Louise Tate as surviving tenant by the entirety. Frances Louise Tate having died December 18, 2003, subject property vests in the Heirs of Henry Garrett Tate.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Thomas G. Tate HEIR OF HENRY GARRETT TATE

Brenda Farmer HEIR OF HENRY GARRETT TATE

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Brenda Farmer and Thomas G. Tate, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 20th day of February, 2004.

NOTARY PUBLIC

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE
MY COMMISSION EXPIRES NOV. 14, 2006

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $115,500.00.

AFFIANT

Sworn to and subscribed before me, this the 20th day of February, 2004.

NOTARY PUBLIC

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE
MY COMMISSION EXPIRES NOV. 14, 2006