WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,900.00

Cynthia Renee Jackson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF FEBRUARY, 2004.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

LEE A. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 03/01/04 14:01 2pgs
Fees:13.00 Taxes:362.23
20040301-0022984

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
4698 Lebanon Road
Hermitage, Tennessee 37076

H-1453

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cynthia Renee Jackson	Wells Fargo Home Mortgage, Inc.	096-11-0 092.00
(NAME)	(NAME)	
3116 Lakeland Drive	P. O. Box 5708	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214	Springfield, OH 45501	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Deborah West Archer, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cynthia Renee Jackson, unmarried, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 804, Cloverhill Subdivision Section 10, as of record in Book 2331, page 57, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Deborah West Archer by Warranty Deed from Gary D. Clayton and wife, Shelly S. Clayton, dated September 29, 1989, of record in Book 7950, page 779, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

LaShonda Ann Brooks executes this Warranty Deed for and on behalf of Deborah West Archer pursuant to a Power of Attorney recorded simultaneously herewith.

unimproved ☐

This is improved ☒ property, known as 3116 Lakeland Drive, Nashville, TN 37214
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 28th day of February, 2004.

Deborah West Archer
By: LaShonda Ann Brooks
Attorney in Fact

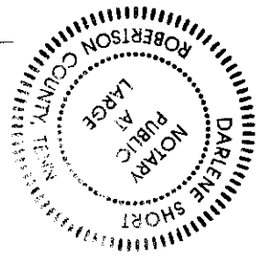
Deborah West Archer
By: LaShonda Ann Brooks, AIF

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared LaShonda Ann Brooks, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Deborah West Archer, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Deborah West Archer. Witness my hand and Notarial Seal this 26th day of February, 2004.

Darlene Short
Notary Public

My Commission Expires: 11-25-07



RETURN TO:

Jack Case Wilson Title Associates, LLC
4698 Lebanon Road
Hermitage, Tennessee 37076