Davidson County DEEDWARR
Recvd: 03/02/04 14:32 2pgs
Fees:13.00 Taxes:883.19

20040302-0023617

WARRANTY DEED

This instrument prepared by
THE HOME CLOSING COMPANY, INC.
214 Centerview Drive Suite 225
Brentwood, TN 37027

OWNER:
Name **Alvin E. Jackson Sr.**
Address **5209 Ridgefalls Way**
City/State/Zip **Antioch, TN 37013**

SEND TAX BILLS TO:
Name **AmSouth Bank**
Address **P.O. Box 847**
City/State/Zip **Birmingham, AL 35201**

FOR AND IN CONSIDERATION of the sum of **$10.00**. **James David Burney and Diane G. Burney, Husband and Wife as Joint Tenants** have this day bargained and sold, and do hereby transfer and convey unto **Alvin E. Jackson Sr. and Shirl L. Jackson, Husband and Wife, their** heirs and assigns, hereinafter referred to as "grantees", whether one or more, certain real estate located in **DAVIDSON** County, State of **TENNESSEE**, as follows:

Land in Davidson County, Tennessee, Being Lot No. 223 on the Plan of Oak Highlands, Phase Two, a Planned Unit Development, of record in Instrument Number 19991213-0302267, correction in Instrument Number 20000913-0091246, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being part of the same property conveyed to James D. Burney and wife, Diane G. Burney by Warranty Deed from S & Y Construction, A Sole Proprietorship of record in Instrument Number 20010801-0081497, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2004 and subsequent years and all matters of record including restrictions, declarations, easements, dedications, agreements, memorandums, and assessments, as shown of record in the Register's Office for Davidson County, Tennessee.

Map-Parcel No.'s: Map 173 Group 4A Parcel 223

This is improved property known as: 5209 Ridgefalls Way, Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. **We** covenant that **we are** lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.
We further covenant and bind **our** heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Witness **our** hands this **26th** day of **February 2004**.

James David Burney

Diane G. Burney

By: Diane G. Burney, AIF

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY APPEARED before me **Christopher M. Corriveau**, a Notary Public in and for said County and State, **James David Burney and Diane G. Burney** with whom I am personally acquainted, and who acknowledged that **they** executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office, this **26th** day of **February 2004**.

Commission expires **June 18, 2005**

Notary Public

CHRISTOPHER M. CORRIVEAU
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

The actual consideration or value whichever is greater, for this transfer is **$238,700.00**

Affiant Diane G. Burney

Subscribed and sworn to before me, this the 26th day of February,2004

My commission expires June 18, 2005 C.M. Corrineau
Notary Public - Register

CHRISTOPHER M. CORRINEAU NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 26th day of February, 2004, before me personally appeared Diane G. Burney, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of James David Burney, and who acknowledged that such person executed the same as the free act and deed of James David Burney.

Witness my hand, at office, this 26th day of February, 2004.

C.M. Corrineau
Notary Public

My commission expires: June 18, 2005

CHRISTOPHER M. CORRINEAU NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE