WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/03/04 14:09 2pgs
Fees:13.00 Taxes:325.60

20040303-0024220

JACKSON-H04052

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,000.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF February, 2004.

MY COMMISSION EXPIRES: OCT. 19, 2006

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Middle Tennessee Escrow Company, LLC
120 Anderson Lane
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shawn Arvin Jackson	Irwin Mortgage Corporation	44-5-11
(NAME)	(NAME)	
125 Scenic View Road	400 Interstate N. Pkwy., Ste.580	
(ADDRESS)	(ADDRESS)	
Old Hickory, Tennessee 37138	Atlanta, GA 30339-5030	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, AMERICAN CONSULTING CORP., hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto SHAWN ARVIN JACKSON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Being part of Lot Number 70 on the uurecorded map of Scenic View, being Lot "G" on the Map of a Recubdivision of Lots 67-74 both inclusive, of said plan, described according to a survey made by Campbell Surveying Company, dated March 29, 1985, as follows: Beginning at a point in the Norteasterly margin of Scenic View Road 16.9 feet Northwest from the corner of Lots Number 70 and 71, being 216.9 feet Northwest from the margin of a 20-foot strip dedicated for a walkway; thence with the margin of Scenic View Road, Northwesterly 72.3 feet to a point; thence Northeasterly 170.82 feet to a point; thence Southerasterly 72.3 feet to a point, which 16.9 feet Northwest from the common corner of Lots Number 70 and 71; thence Southwesterly 170.24 feet to the point of beginning.

Being the same property conveyed to American Consulting Corporation, by Trustee's Deed, recorded March 25, 2003 in instrument # 20030325-0039240, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 125 Scenic View Road, Old Hickory, Tennessee 37138
(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/our hand(s) this 26th day of February, 2004.

American Consulting Corp.

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named American Consulting Corp. , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Old Hickory, Tennessee, this 26th day of February, 2004.

My Commission Expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the undersigned, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of American Consulting Corp., being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Incorporated by himself as such President.

Witness my hand and official seal on this the 26 day of July, 2004.

My Commission Expires:

Notary Public

MY COMMISSION EXPIRES
OCT. 10, 2006

GEORGE R. WOODS SR
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE