WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FORTHIS TRNSFER IS **$250,000.00.**

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 3 DAY OF **MAY, 2004.**

NOTARY PUBLIC

MY COMMISION EXPIRES 3/1/04
(AFFIX SEAL)

LISA M. VISKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 05/12/04 09:46 2pgs
Fees:13.00 Taxes:925.00
20040512-0054659

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW LLC 907 RIVERGATE PKWY D1
GOODLETTSVILLE TN 37072

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
Keith A. Milby and Teresa D. Milby	**same**	**34-1-41**
815 Meadow Lark Lane		
Goodlettsville, TN 37072		

FOR AND IN 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,

Elbert E. Jackson and wife, Connie A. Jackson, as tenants by the entirety,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

Keith A. Milby and wife, Teresa D. Milby, as tenants by the entirety,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Echo Meadows, of record in Book 2331, page 64, Register's Office for said County, described as follows:

BEGINNING at a point in the Westerly margin of Meadow Lark Lane at the corner of Lots 64 and 65; thence with the line between said lots Westerly 218 feet to a point at the line of Lot 32; thence with the line between Lots 32 and 65, Southerly 38 feet to the corner of Lot 31; thence with the line between Lots 31 and 65 Southeasterly 193 feet to the North margin of Blue Bird Drive; thence with the margin of the same Easterly 181.6 feet to the beginning of a curve; thence around the curve Northerly 39.27 feet to the margin of Meadow Lark Lane; thence with the margin of the same Northerly around a slight curve 134.4 feet to the beginning.

Being the same property conveyed to Elbert E. Jackson and wife, Connie A. Jackson, as tenants by the entirety, by Warranty Deed from Bobbie J. Shepard Shankle and husband, J. Harold Shankle, dated 10-5-88 and recorded 10-6-88 in Book 7671, page 685, Register's Office for Davidson County, Tennessee.

Elbert E. Jackson

Connie A. Jackson

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

City and or County taxes for the year 2004 and subsequent years a lien but not yet due and payable.

All Easements, Restrictive Covenants and Conditions, and other matters of record, including all items set out on any applicable plat of record.

Subject to all matters of record in the Plan of Record in Plat Book 2331, page 64, said Register's Office.

Subject to Restrictions of record in Book 2447, page 325, said Register's Office.

This (X) Improved
( ) Unimproved property is known as: **815 Meadow Lark Lane**
Goodlettsville, TN 37072

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 not 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 ever 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 3rd day of **MAY, 2004.**

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, thewithin named, **Elbert E. Jackson and wife, Connie A. Jackson,** the named bargainor(s), with whom I am personally acquainted and/or proved to me on the basis of satisfactory evidence, and who acknowledged that **he/she/they** executed the within instrumen for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee

This 3rd day of **MAY, 2004.**

LISA M. VASEY
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN

Notary Public

My Commission Expires: 3/17/04