Davidson County DEEDWARR
Recvd: 05/14/04 10:04 2pgs
Fees:13.00 Taxes:2590.00
20040514-0056656

This instrument prepared by:
JONES & SHELTON, PLLC
Attorneys at Law
339 Main Street, Suite 100
Franklin, TN 37064

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Kevin J. Easton & wife, **Rose E. Faeges-Easton** **2080 Muirwood Lane** **Green Bay, WI 54313**	**Same**	**130-08-0-001.00**

WARRANTY DEED

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, **Bradley Christopher Jackson and wife, Marian Katherine Jackson,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Kevin J. Easton and wife, Rose E. Faeges-Easton**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, TN, being Lot No. 15 on the Plan of Royal Oaks, of record in Book 1424, page 31, Register's Office for said county, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Bradley Christopher Jackson and wife, Marian Katherine Jackson, by deed from Sam C. Cowan and wife, Cathy D. Cowan, of record in Instrument No. 20030401-0042623, Register's Office of Davidson County, TN.

SUBJECT TO THE FOLLOWING:

1. Subject to any and all building and zoning regulations of city, county and state.
2. All matters of record in Book 1424, page 31, RODC, TN.
3. 2004 county tax a lien, not yet due.

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 COVENANT with the said Grantees that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND WE 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 his 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.

This improved property is known as:

4404 Sunnybrook Drive, Nashville, TN 37205.

WITNESS OUR HANDS THIS 13th DAY OF MAY, 2004, IN FRANKLIN, TENNESSEE.

Bradley Christopher Jackson

Marian Katherine Jackson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, Bradley Christopher Jackson and wife, Marian Katherine Jackson, the within named bargainor(s) with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 13th day of May, 2004.

Notary Public

My Commission Expires: 5/19/07

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $700,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 13th day of May, 2004, in Franklin, Tennessee.

Notary Public

My Commission Expires: 5/19/07

15805.2004/MS