File #200410139

Davidson County DEEDWARR
Recvd: 06/04/04 15:37 2pgs
Fees:13.00 Taxes:462.13

20040604-0066419

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 124,900.00.

Carole J Walker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of May, 2004.

Carol R Rivers
Notary Public

MY COMMISSION EXPIRES: 11/30/04

(AFFIX SEAL)

CAROL R. RIVERS NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMMISSION EXPIRES NOVEMBER 30, 2004

**THIS INSTRUMENT WAS PREPARED BY**
David W. Kious, Attorney, Three Maryland Farms, Suite 150, Brentwood, TN 37027

**WARRANTY DEED**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Carole J. Walker | 1st Trust Bank For Savings | Map: 148-10-80 |
| (NAME) | (NAME) | |
| 3842 Creekside Drive | 5109 Peter Taylor Park | Parcel: |
| (ADDRESS) | (ADDRESS) | |
| Nashville TN 37211 | Brentwood, TN 37027 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, **WILLIAM B. JACKSON AND** WIFE **STACEY A. JACKSON, FORMERLY KNOWN AS STACEY A. LAYNE,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **CAROLE J. WALKER, 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 all of Lot No. 11, on the Plan of Blanchard Heights, as shown by plat appearing of record in Plat Book 2663, Pages 62 and 63, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to William B. Jackson and Stacey A. Layne by Warranty Deed dated September 27, 2000 of record in Instrument No. 20000928-0095962, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
All matters shown on the plan of record in Plat Book 2663, Pages 62 and 63; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved ( X ) property, known as 3842 Creekside Drive, Nashville, TN 37211
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 our hands this 28th day of May, 2004.

William B. Jackson
William B. Jackson

Stacey A Jackson by William B. Jackson AIF
Stacey A. Jackson by William B. Jackson
as Attorney in Fact

STATE OF Tennessee

COUNTY OF Williamson

On this 28th day of May, 2004, before me personally appeared William B. Jackson, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact of Stacey A. Jackson, formerly known as Stacey A. Layne, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No. ~~X~~ _____, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this 28th day of May, 2004.

Carol R Rivers

Notary Public

*20040604-0066418

My Commission Expires: 11/30/04




(SEAL)

Mail After Recording To:

Southern Title Services, LLC
Three Maryland Farms, Suite 150
Brentwood, TN 37027