PREPARED BY (AND RETURN TO):
**WILKINS & IVEY**
Attorneys-at-Law
Woodmont Centre, Suite 100
104 Woodmont Boulevard
Nashville, Tennessee 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*
W & I Ref: (cwi)

Davidson County DEEDWARR
Recvd: 09/08/04 15:18 2pgs
Fees:12.00 Taxes:0.00
20040908-0108764

**PREPARED FROM UNVERIFIED INFORMATION FURNISHED BY THE PARTIES**
Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Kristen T. Jackson<br>1708 W. Market Street<br>Greensboro, NC 27403 | No change in current tax bill recipient |

**TAX MAP-PARCEL NUMBERS: 163-11-0-A-14CO**

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good or valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jeffrey O. Jackson,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Kristen T. Jackson,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lot No. 14 on the plan of Belle Forge Village of record in Plat Book 6900, page 250, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeffrey O. Jackson and wife, Kristen T. Jackson by deed from Kathy S. Penny of record in Book 9344, page 967, Register's Office for Davidson County, Tennessee.

This conveyeance is subject to restrictive covenants of record in Book 5925, page 825; Book 6651, page 207; Book 7224, page 209; Book 6040, page 538; Book 6350, page 858,Register's Office for said County and all terms and provisions of the By-Laws of record in Book 6040, page 576 and Book 6306, page 64, said Register's Office.

Description Reference: This description is the same as that used in Grantor's vesting deed.

**This is improved property, known as:** 213 Hickory Forge Drive, Antioch, Tennessee 37013

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** on August 25, 2004.

Jeffrey O. Jackson

**Jeffrey O. Jackson**

**State of North Carolina**
**County of** Guilford

On August 25, 2004, before me the undersigned authority, personally appeared Jeffrey O. Jackson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Pamela C Jackson

Notary Public

My Commission Expires: 12-21-08

PAMELA C. JACKSON NOTARY PUBLIC GUILFORD COUNTY, N.C.

**State of North Carolina**
**County of** Guilford

**AFFIDAVIT**

This conveyance is executed pursuant to a property settlement in the dissolution of a marriage, and is exempt from the transfer tax pursuant to *Tennessee Code Annotated*, Sec. 67-4-409(a)(3)(E).

Sworn to and subscribed before me, in my presence this 31 day of Aug, 2004. A North Carolina Notary Public. In and for the State at Large

Audrey D Brown Notary Public

My commission expires 12-3-06

AUDREY D. BROWN NOTARY PUBLIC GUILFORD COUNTY, N.C.

Dustin T. Jackson

Affiant

Sworn and subscribed before me on August 31, 2004.