Davidson County DEEDWARR
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Fees:13.00 Taxes:907.61

20040917-0112371

WARRANTY DEED

G-JACKSON-04-2911

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,300.00

Affiant

Subscribed and sworn to before me, this 7th DAY OF July, 2004.

Notary Public

MY COMMISSION EXPIRES: 4/30/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Judith A. Jackson	New Owner	
2911 12th Avenue South (ADDRESS)	(NAME)	118-01-95 & 118-01-95.01
Nashville, Tennessee 37204 (CITY) (STATE) (ZIP)	(ADDRESS) (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we PAULA HAWLEY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JUDITH A. JACKSON AND KENNETH M. JACKSON, ~~HER HUSBAND~~*, 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:

Tract No. 1:

Being part of Lot No. 110 on the Plan of Victoria Place, as of record in Book 332, page 10, Register's Office for said County.

Said part of Lot No. 110 fronts 65 feet on the westerly side of 12th Avenue South, and extends back between lines 117.5 feet on the northerly line and 115 feet on the southerly line to a line in the rear on which it measures 65 feet more or less.

Map #118-1-95

Tract No. 2:

Being the rear or westerly 40 feet of Lot No. 110 in Victoria Place, a Plan to which is of record in Book 332, page 10 Register's Office for said County.

Said part of said Lot borders 65 feet on an alley and extends in an easterly direction toward Granny White Pike between parallel lines 40 feet to a dead line.

The said property adjoins Parcel 95, Map 118-1, and lies to the west thereof.

Property is known as 2911 12th Avenue South, Nashville, Tennessee 37212.

Map #118-1-95.01

Being a portion of the same property conveyed to Paula Hawley by Quitclaim Deed dated March 31, 2004 and filed for record on May 18, 2004 in Instrument No. 20040518-0058365, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

* Wife and husband

unimproved ( )
This is improved (X) property, known as 2911 12th Avenue South, Nashville, Tennessee 37204
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 7th day of July, 2004.

Starker Services, Inc.

BY: _____

READ AND APPROVED:

_____
Paula Hawley

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paula Hawley, the within named bargainor, 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 pruposes therein contained.

Witness my hand and official seal, this the 6th day of July, 2004.

_____
Notary Public

My Commission Expires: 1/20/07

(SEAL)

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903