This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 11/22/04 13:00 2pgs
Fees:13.00 Taxes:505.05
20041122-0139827

ADDRESS NEW OWNER:
Anthony Jackson
Mary Jackson
3679 Richbriar Court
Nashville, TN 37216

SEND TAX BILL:
Same

MORTGAGEE:

MAP AND PARCEL:
Map 147-4
Parcel 144

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **William R. Brackman and wife, Bettie L. Brackman**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Anthony Jackson and wife, Mary Jackson**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> BEING Lot 278, on the plan of Hillbrook, Section 5, as shown by plat of record in Plat Book 3700, page 73, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.
>
> Being the same property conveyed to William R. Brackman and wife, Bettie L. Brackman, from Brian P. Degan, a single person, by Warranty Deed dated October 31, 2001 and recorded November 20, 2001, as Instrument No. 20011120-0127053, Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and paid by Grantor, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 3679 Richbriar Court, Nashville, TN 37216.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 16th day of November, 2004.

William R. Brackman

William R. Brackman

Bettie L. Brackman

Bettie L. Brackman

STATE OF West Virginia)
COUNTY OF Pendleton)

Before me, the undersigned, of the state and county aforesaid, personally appeared William R. Brackman and wife, Bettie L. Brackman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 16th day of November, 2004.

Teresa Bowers

Notary Public

My Commission Expires: January 7, 2007

OFFICIAL SEAL
NOTARY PUBLIC, STATE OF WEST VIRGINIA
TERESA BOWERS
P. O. BOX 3
SUGAR GROVE, WV 26815
My Commission Expires January 7, 2007

STATE OF the Tennessee)
COUNTY OF Cheatham)

The actual value or consideration, whichever is greater, for this transfer is $136,500.00.

AFFIANT

Subscribed and sworn to before me
this 18th day of November, 2004.

Marie Collins

NOTARY PUBLIC

My Commission Expires: My Commission Exp. Oct. 31, 2007

MARIE COLLINS
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TN