Davidson County DEEDWARR
Recvd: 12/06/04 13:56 2pgs
Fees:13.00 Taxes:684.50

20041206-0145080

WARRANTY DEED

G-CBM-04-111

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Ethan D. Jackson
Affiant

Subscribed and sworn to before me, this 30th DAY OF November, 2004.

Notary Public

MY COMMISSION EXPIRES: 7/29/06

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

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
Ethan D. Jackson	Coldwell Banker Mortgage	
111 39th Ave. N.	(NAME) 2001 Bishops Gate Blvd.	104-5-13.00
(ADDRESS) Nashville, Tennessee 37209	(ADDRESS) Mount Laurel, NJ 08054	
(CITY) (STATE) (ZIP)	(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 DEREK R. JOHNSON AND WIFE TASHA N. JOHNSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ETHAN D. JACKSON AND WIFE LISA J. JACKSON, 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:

Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of Part of West Grove Subdivision of record in Book 421, Page 87, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Subject to all matters as set forth per Plat Book 421, Page 87, Register's Office for said County.

Being the same property conveyed to Derek R. Johnson, unmarried and Tasha N. Hester, unmmarried by Warranty Deed dated November 5, 2001 and filed for record on November 6, 2001 in Instrument Number 20011106-0121584 in the Register's Office for Davidson County, Tennessee. Tasha N. Hester is now known as Tasha N. Johnson.

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

unimproved ( )
This is improved (X) property, known as 111 39th Ave. N., Nashville, Tennessee 37209
(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 30th day of November, 2004.

Derek R. Johnson

Tasha N. Johnson

STATE OF Tennessee
COUNTY OF Davidson

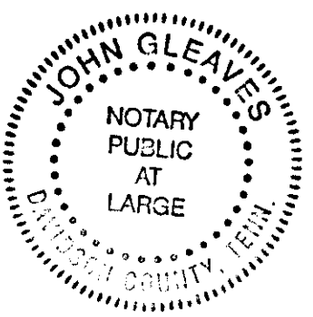
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Derek R. Johnson and Tasha N. Johnson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 30th day of November, 2004.

Notary Public

My Commission Expires: 7/29/06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903