Return to:
Mooreland Title Company, L.L.C.
700 Craighead Street
Suite 107
Nashville, TN 37204

Davidson County DEEDWARR
Recvd: 12/21/04 09:00 2pgs
Fees:13.00 Taxes:795.13



20041221-0151386

WARRANTY DEED

This instrument prepared by
THE HOME CLOSING COMPANY, INC.
214 Centerview Drive Suite 225
Brentwood, TN 37027

OWNER:
Name **Anna M. Jackson**
Address **6533 Westfall Drive**
City/State/Zip **Nashville, TN 37221**

SEND TAX BILLS TO:
Name NATIONAL CITY MORTGAGE
Address P.O. BOX 1024
City/State/Zip DAYTON, OH 45401-1024

FOR AND IN CONSIDERATION of the sum of **$10.00, Phyllis J. Turpen, An Unmarried Woman** has this day bargained and sold, and does hereby transfer and convey unto **Anna M. Jackson**, an Unmarried Woman, **her** heirs and assigns, hereinafter referred to as "grantees", whether one or more, certain real estate located in **DAVIDSON** County, State of **TENNESSEE**, as follows:

Land in Davidson County, Tennessee, being Lot Number 46 on the Plan of Final Plat Riverwalk, Phase 1A, Section 1, and Phase 1B, Section 1, of record in Instrument Number 20011026-0117231, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description of said lot.

Being all of the same property conveyed to Phyllis J. Turpen by Warranty Deed from Corinthian Custom Homes, Inc., dated December 16, 2002, as of record in Instrument Number 20021219-0156825, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following matters:

Davidson County Taxes for 2005 and subsequent years; Agreement for Public Utilities, of record in Instrument Number 20040812-0097619, Register's Office for Davidson County, Tennessee; Charter Right of Way for CSX Transportation Railroad; Agreement for Dedication of Public Utilities Easement, of record in Instrument Number 20021125-0145984, Register's Office for Davidson County, Tennessee; Bylaws, of record in Instrument Number 20011105-0121083, Register's Office for Davidson County, Tennessee; Plan of Newsom Land, of record in Plat Book 1, Page 25 and Plat Book 1, Page 121, Chancery Court of Davidson County, Tennessee; Easements and rights granted to Tennessee Electric Power Company as set forth in instruments of record in Book 751, Page 375 and in Book 787, Page 7, Register's Office for Davidson County, Tennessee; Easements and rights-of-way taken by Tennessee Valley Authority as set forth in Declaration of Taking, of record in Book 4205, Page 194 and Book 4226, Page 715, Register's Office for Davidson County, Tennessee; Easements of rights-of-way taken by Tennessee Valley Authority as set forth in Grant of Transmission Line Easement, of record in Book 4257, Page 647, Register's Office for Davidson County, Tennessee; Easement granted in Agreements for Dedication of Public Utilities Easement to Harpeth Valley Utilities District, of record in Book 7526, page 315, 318, and 324, Register's Office for Davidson County, Tennessee; Restrictive Covenants, of record in Instrument Number 20011105-0121083, as amended of record in Instrument Numbers 20020424-0050565, 20040430-0049313, and 20040506-0051985, Register's Office for Davidson County, Tennessee ;Declaration of Road & Utilities Access Easement, of record in Instrument Number 20010706-0072536, Register's Office for Davidson County, Tennessee; Stormwater Detention Agreement, of record in Instrument Numbers 20010919-0101279 and 20021119-0143687, Register's Office for Davidson County, Tennessee; Landscape Agreement, of record in Instrument Number 20010919-0101280, Register's Office for Davidson County, Tennessee; Rights of others in and to the common elements; Lien for assessments contained in Declaration; Easement for Railroad of record in Book 513, page 396, Register's Office for Davidson County, Tennessee; PUD Boundary Plat, of record in Instrument Number 20011024-0115969, Register's Office for Davidson County, Tennessee; All matters shown on the Plan of record in Instrument Number 20011026-0117231, Register's Office for Davidson County, Tennessee.

Map-Parcel No.'s: Map 126, Group 16A, Parcel 46

This is improved property known as: 6533 Westfall Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. I covenant that **I am** lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.
I further covenant and bind my heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Witness my hand this **15th** day of **December, 2004**.

Phyllis J. Turpen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Jeffrey C. Horn, a Notary Public in and for said County and State, Phyllis J. Turpen, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office, this **15th** day of **December, 2004**.

Commission expires **January 26, 2008**

Notary Public

JEFFREY C. HORN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires JAN. 26, 2008

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$214,900.00**

Affiant

Subscribed and sworn to before me, this the 15th day of December, 2004.

My commission expires: Nov. 25, 2008

Notary Public - Register

STEPHANIE M. DUNCAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN My Comm. Exp. Nov. 25, 2008