Davidson County DEEDWARR
Recvd: 01/14/05 11:07 2 pgs
Fees:13.00 Taxes:181.30
20050114-0005334

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$49,000.00.**

Dina Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE JANUARY 7, 2005.

ANGELA M. WATSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES: DECEMBER 8, 2007

Angela M. Watson
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Wilson County, Inc., 1281-G North Mt. Juliet Road, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William A. Lowe	Mortgage Investors Group, L.P.	64-16A-123.00 CO
123 General Jackson Lane	8320 E. Walker Springs Lane	
Hermitage, Tennessee 37076	Knoxville, Tennessee 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **EATON FAMILY PROPERTIES, GEN. PARTNERSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM A. LOWE AND WIFE, KAREN H. LOWE** , HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium unit in Davidson County, Tennessee described as follows: Unit No. 123 in a Horizontal Property Regime as shown on the condominium site plan of Jackson Meadows, Phase 1, as of record in Book 6900, Page 527, Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to Eaton Family Properties, General Partnership of two persons, James K. Eaton a/k/a Kenneth Eaton and wife, Toni C. Eaton, by Quitclaim Deed from Jon E. Stark of record in Instrument No. 20030402-0043289, Register's Office for Davidson County, Tennessee.

This is part of the same description as in previous deed.

The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Jackson Meadows, Phase I, as of record in Book 6900, Page 527, and Master Deed of record in Book 7433, Page 236, as amended in Book 7434, Page 642, and By-Laws of record in Book 7433, Page 282, said Register's Office.

This conveyance is subject to Master Deed of record in Book 7433, Page 236, as amended in Book 7434, Page 642, and By-Laws of record in Book 7433, Page 282, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements, and minimum building setback lines.

THIS conveyance is made subject to easements, restrictions, , encumbrances and ordinances as they affect the premises.

unimproved ☐

This is improved ☒ property, known as 123 General Jackson Lane, Hermitage, TN 37076

(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 GRANTEES, their heirs assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this January 7, 2005.

Eaton Family Properties, Gen. Partnership
By: _____
James K. Eaton, General Partner

Eaton Family Properties, Gen. Partnership
By: Toni C. Eaton General Partner
Toni C. Eaton, General Partner

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, a Notary Public in and for said County and State, personally appeared James K. Eaton and Toni C. Eaton with whom I am personally acquainted and who upon their oaths acknowledged themselves to be the General Partner and General Partner, respectively, of the Eaton Family Properties, Gen. Partnership, the within-named bargain, and corporation, and that they as such General Partner and General Partner, being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said James K. Eatonas such General Partner, and attesting the same by the said Toni C. Eaton as such General Partner.

WITNESS my hand and official seal at office, this January 7, 2005

Commission expires: 3/11/06

_____
Notary Public

LOUISE N. TURPIN
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENNESSEE