WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JANUARY, 2005.

Notary Public

MY COMMISSION EXPIRES: November 25, 2006

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1821 Old Murfreesboro Pike, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith G. Jackson	Fremont Investment and Loan	92-6-185
(NAME)	(NAME)	
2539 Windermere Dr.	1411 Opus Place, Ste 600	
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37128	Downers Grove, IL 60515	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 01/31/05 13:58 2 pgs
Fees:13.00 Taxes:267.14
20050131-0011194

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,

Malik B. Brooks,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Keith G. Jackson and wife, Cheryl Jackson,

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:

LAND in Davidson County, Tennessee, being the southerly part of Lot No. 1 on the map of Adam Young's Plan of Lots, of record in Book 57, Page 81, Register's Office for said County, and described according to a copy of a survey thereof made in May 1946 by John M. Sullivan, County Surveyor, as follows:

SAID part of said Lot fronts 73 feet, more or less, on the north side of Batavia, formerly Zollicoffer Street, and runs back between parallel lines, along the west margin of 28th Avenue North, 72 feet, more or less, to a dead line, said dead line being the South margin of part of Lot No. 1.

BEING the same property conveyed to Malik B. Brooks by Warranty Deed from William Patton, Jr., a married man, of record in Book 11524, Page 412, Register's Office for Davidson County, Tennessee.

The above described property is not the primary residence of the Grantor

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 901 28th Avenue North, Nashville, TN 37208
(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 and 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 my hand this 28th day of January, 2005.

Malik B. Brooks

STATE OF TENNESSEE

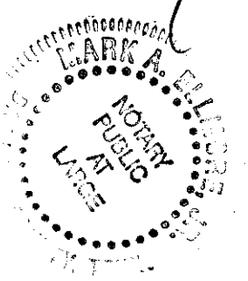
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Malik B. Brooks, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of January, 2005.

Commission expires: November 25, 2006

Mark A. Ellmore, Jr. Notary Public



K.J