ADDRESS NEW OWNERS and
SEND TAX BILLS:
KEITH G. JACKSON and wife,
CHERYL A. JACKSON
2539 Windermere Dr.
Murfreesboro TN 37128

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
59 - 12 - 45

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVENTY THREE THOUSAND SEVEN HUNDRED EIGHTY FIVE DOLLARS ($73,785.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, KRAMER INVESTMENT PROPERTIES, LLC, hereinafter called GRANTOR, has this day bargained and sold and by these presents transfers and conveys to KEITH G. JACKSON and wife, CHERYL JACKSON, hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

Being Lot No. 72 on the Plan of Highland Trace, Section Two, of record in Plat Book 5200, Page 616, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

Being part of the same property conveyed to Kramer Investment Properties, LLC, a Tennessee Limited Liability Company by deed dated March 13, 2003 and recorded April 1, 2003 of record in Instrument No. 20030401-0042692, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 2404/2406 Woodale Drive, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

GRANTOR covenants with GRANTEES that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTOR further covenants and binds itself, its successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Davidson County DEEDWARR
Recvd: 01/31/05 14:02 2 pgs
Fees:13.00 Taxes:273.00
20050131-0011200

Executed on this 14th day of January, 2005.

KRAMER INVESTMENT PROPERTIES, LLC

By: _____
TIMOTHY D. FERGUSON

Title: signing agent

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared TIMOTHY D. FERGUSON, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be the signing agent for KRAMER INVESTMENT PROPERTIES, LLC, the within named bargainor, a limited liability company, and that he as such signing agent, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as signing agent.

WITNESS my hand and seal at office this 14th day of January, 2005.

_____
NOTARY PUBLIC

SANDRA D. STRATTON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:
July 19, 2008

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $73,785.00.

_____
AFFIANT

Subscribed to and sworn before me, this the 28th day of January, 2005.

_____
NOTARY PUBLIC

MARK A. ELLMORE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:
11-25-06

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