This instrument prepared by:
Brenda R. Lehman, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

Davidson County DEEDWARR
Recvd: 02/16/05 14:18 3 pg
Fees:18.00 Taxes:251.60
20050216-0017787

File No.: **2120-740349**

WARRANTY DEED

THIS INDENTURE, made and entered into this **Tenth day of February, 2005**, by and between **Marcus D. Jackson, Sr., married**, parties of the first part, and **Willie J. Thomas**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 78, ON THE PLAN OF SECTION 1, SHEPARDWOOD SUBDIVISION, OF RECORD IN BOOK 4175, PAGE 82 AND 83, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

Being the same property conveyed to Marcus D. Jackson, Sr., unmarried from Mattie D. Edison, widow, by virtue of Warranty Deed as recorded on July 25, 1995 in Book 9739, Page 111 in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
(1) Taxes which have been prorated ans assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **071-04-0 236.00**
X Improved OR
Unimproved property located at: **2607 Oakwood Avenue, Nashville, Tennessee 37207**

Kimmie Jonna Moore Jackson joins in the execution of this deed for the sole purpose of relinquishing any right, title or interest **Kimmie Jonna Moore Jackson** may have in the above captioned property by virtue of **her** marriage to **Marcus D. Jackson, Sr.**, but the said **Kimmie Jonna Moore Jackson** does not join in the covenants and warranties of this conveyance.

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Marcus D. Jackson Sr.

Marcus D. Jackson Sr.

Kimmie Jonna Moore Jackson

Kimmie Jonna Moore Jackson
by Attorney-in-Fact Marcus D. Jackson, Sr.
Marcus D. Jackson Sr.
Attorney-in-Fact

STATE OF **TENNESSEE**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Marcus D. Jackson, Sr.** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **his** free Act and Deed.

Witness my hand and Notarial Seal this **Tenth day of February, 2005.**

Lauren M Rickels

Notary Public

My Commission Expires: 1-20-09

Lauren M Rickels
State of Tennessee Notary Public
Williamson County

State of Tennessee

County of Williamson

On this 10th day of February, 2005, before me personally appeared Marcus D. Jackson, Sr., to me known to be the person who executed the foregoing instrument in behalf of Kimmie Jonna Moore Jackson as her attorney in fact and acknowledged that he executed the same as the free act and deed of said Kimmie Jonna Moore Jackson.

Lauren M Rickels

Notary Public

My Commission Expires: 1-20-09

Lauren M Rickels
State of Tennessee Notary Public
Williamson County

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Owner's Name: **Willie J. Thomas**

and Address: **2607 Oakwood Avenue**
Nashville, TN 37207

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Willie J. Thomas
213 Engel Ave.
Goodlettsville, TN 37072

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$68,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Brenda L Lehman
Affiant

Subscribed and sworn to before me this **Tenth day of February, 2005.**

Lauren M Rickels
Notary Public

My Commission Expires: 1-20-09

