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

Davidson County DEEDWARR
Recvd: 03/08/05 10:40 3 pgs
Fees:18.00 Taxes:386.82
20050308-0025346

File No.: **2120-756677**

WARRANTY DEED

THIS INDENTURE, made and entered into this **Fourth day of March, 2005**, by and between **Sajid Khan and David Amburgey**, parties of the first part, and **Marcus D. Jackson, Sr. and Kimmie M. Jackson**, 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:

BEING LOT NO. 65 ON THE PLAN OF SHARPE AND HORNE'S ADDITION TO NORTHEAST NASHVILLE, OF RECORD IN BOOK 161, PAGE 53, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

Being the same property conveyed to Sajid Khan and David Amburgey by Quitclaim deed from Invendea Properties, LLC recorded March 3, 2005 of record in Instrument No. 200503030023633 and Invendea Properties, LLC from Cornerstone Home Properties, LLC, by virtue of Warranty Deed as recorded on 06/07/2004 in Instrument Number 20040607-0067158, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
(1) Taxes which have been prorated and 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 # **082-03-0 030.00**
X Improved OR
Unimproved property located at: **1016 Joseph Ave., Nashville, Tennessee 37207**

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.

Sajid Khan

David Amburgey by Attorney in Fact Robert Stutts

David Amburgey by Attorney in Fact, Robert Stutts

STATE OF **TENNESSEE**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Sajid Khan** 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 **Fourth day of March, 2005.**

Lauren M. Rickels

Notary Public

My Commission Expires: 1-20-09

Lauren M Rickels State Tennessee Notary Public Williamson County

State of Tennessee
County of Williamson

Before me Personally appeared Robert Stutts, to me known to be the person who executed the foregoing instrument in behalf of David Amburgey as his attorney in fact and acknowledged that he executed that same as the free act and deed of said David Amburgey.

My Commission Expires: 1-20-09

Lauren M Rickels

Notary Public

Lauren M Rickels State of Tennessee Notary Public Williamson County

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Owner's Name: **Marcus D. Jackson, Sr.**

and Address: **1016 Joseph Ave.**
Nashville, TN 37207

Mail tax bills to, (Person or Agency responsible for payment of taxes)
AmSouth Bank
2050 Parkway Office Circle
Birmingham, AL 35244

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 **$104,545.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Delia A. Haneber
Affiant

Subscribed and sworn to before me this **Fourth day of March, 2005.**

Lauren M Rickels
Notary Public

My Commission Expires: 1-20-09

