File No. 50086

20B

WARRANTY DEED

PLEASE RETURN TO:
AMTITLE & ESCROW, LLC
515 RIVERGATE PARKWAY, SUITE #111
GOODLETTSVILLE, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,000.00

Thomas C. Jenkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF MARCH, 2005.

Notary Public

MY COMMISSION EXPIRES: 9/22/07
(AFFIX SEAL)

DANIEL L. WISCHHOF
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
My Commission Expires SEPT. 22, 2007

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas C. Jenkins	Option One Mortgage Corporation	033 12 0 047.00
(NAME)	(NAME)	
122 Marita Avenue	1600 Parkwood Circle	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Atlanta, GA 30339	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 03/14/05 15:09 2 pg
Fees:13.00 Taxes:373.70

20050314-0028011

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, Ermagene H. Jackson (a/k/a Ermagene Hickrod Jackson), HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas C. Jenkins, 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:

BEING Lot No. 153 on the Plan of Gatewood, Section 1, as of record in Book 3300, Pages 47 to 52, inclusive, Register's Office for Davidson County, Tennessee.

SAID lot fronts 75 feet on the easterly side of Marita Avenue and runs back 232.1 feet on the northerly line and 228.8 feet on the southerly line to a dead line in the rear, which is a broken line on which it measures 80.4 feet.

Being the same property conveyed to Chester A. Jackson and wife, Ermagene H. Jackson by deed from The Price Company, dated March 15, 1965, of record in Book 3871, page 712, Register's Office, Davidson County, Tennessee. Pursuant to Final Decree in the Fourth Circuit Court for Davidson County, Tennessee, No. 71464, all right, title and interest in subject property shall be vested solely in Ermagene Hickrod Jackson.

Ermagene H. Jackson and Ermagene Hickrod Jackson being one and the same person.

Subject to restrictions of record in Book 3370, page 121, Book 3398, page 438 and Book 4885, page 170, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 122 Marita Avenue, Goodlettsville, TN 37072
(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 9th day of March, 2005.

Ermagene H. Jackson
Ermagene H. Jackson

File No. 50086
STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal this 9th day of March, 2005.

Commission expires:

11-22-08



Notary Public