Record + Return to: Smith Sisk & Assoc.
846 Conference Dr Ste 4
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 06/03/05 12:14 2 pgs
Fees:13.00 Taxes:330.78
20050603-0063364

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES: 3/25/06

(AFFIX SEAL)

MICHAEL T. ANDER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PHYLLIS B. JACKSON	**SAME**	**072-11-090.00**
(NAME) **2903 BRANCH COURT**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37216**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, ULTIMATE PROPERTIES, LLC AND COORDINATION PLUS, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PHYLLIS B. JACKSON, MARRIED,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 15th, formerly the 11th Civil District of Davidson County, Tennessee, being Lot No. 2 on the Plan of Brooks Gardens, of record in Book 2330, page 168, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ultimate Properties, LLC and Coordination Plus, LLC by deed from Coordination Plus, LLC of record in Instrument Number 20050120-0007362, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters of record in Plat Book 2330, page 168, restrictions of record in Book 2862, page 381, said Register's Office and any and all other conditions, restrictions and easements of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **2903 BRANCH COURT, NASHVILLE, TN 37216**
(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 GRANTEE, her heirs assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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 our hands this 25th day of May, 2005.

COORDINATION PLUS, LLC

Virginia Pitts, MBR

BY: VIRGINIA PITTS, MEMBER

ULTIMATE PROPERTIES, LLC

Greg Self, MBR.

BY: GREG SELF, MEMBER

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **VIRGINIA PITTS,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be a member of **COORDINATION PLUS, LLC,** the within-named bargainor, a Tennessee Limited Liability Company and that she as such member, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of COORDINATION PLUS, LLC, by herself as such member.

Witness my hand and official seal at Nashville, Tennessee this 25th day of May 2005.

DEBORAH J. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Deborah J. Cohen
Notary Public

My Commission expires: **September 22, 2007**.

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **GREG SELF,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a member of **ULTIMATE PROPERTIES, LLC,** the within-named bargainor, a Tennessee Limited Liability Company and that he as such member, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of ULTIMATE PROPERTIES, LLC, by himself as such member.

Witness my hand and official seal at Nashville, Tennessee this 25th day of May 2005.

DEBORAH J. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Deborah J. Cohen
Notary Public

My Commission expires: **September 22, 2007**.