THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 24312-05-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $85,000.00. x Kayla Felts Jackson Affiant Subscribed and sworn to before me this 31st day of May, 2005. Notary Public My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

WARRANTY DEED

Address New Owner: Kayla Felts Jackson John Andrew Jackson 706 Fox Ridge Drive Brentwood, TN 37027	**Send Tax Bills To:** First Horizon Home Loan Corp. P.O. Box 630148 Irving, Texas 75063	**Tax Information:** Map No.160-14-C Parcel No. 006.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lady A. Jackson, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kayla Felts Jackson and husband, John Andrew Jackson** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 706 Fox Ridge Drive, Brentwood, TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 31st day of May, 2005.

Lady A. Jackson

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Lady A. Jackson,** 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, at office, this 31st day of May, 2005.

Notary Public

My Commission Expires:

Davidson County DEEDWARR
Recvd: 05/07/05 13:32 2 pgs
Fees:13.00 Taxes:314.50

20050607-0065035

ELIZABETH J. S... NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 706 on the Plan of Brentwood Trace Condominiums Section II of record in Plat Book 5200, page 376 and 377, Register's Office for said County to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Brentwood Trace Condominiums Section Two, a horizontal property regime established by Master Deed of record in Book 5818, page 915, said Register's Office.

Being the same property conveyed to Thomas H. Jackson and wife, Lady A. Jackson and Thomas H. Jackson, Jr. by deed dated March 24, 1983 from Ann P. Huggins, unmarried of record in Book 6028, page 86, Register's Office for Davidson County, Tennessee. Being further conveyed to Thomas H. Jackson, Sr. and wife, Lady A. Jackson by quitclaim deed from Thomas H. Jackson, Jr. of record in Book 6971, page 588, Register's Office for Davidson County, Tennessee. The said Thomas H. Jackson, Sr., having since died.

This conveyance is made subject to:

1. 2005 City/County Taxes which have been prorated by the parties and assumed by the Grantee(s).
2. By-Laws of Brentwood Trace Condominiums Section Two, of record in Book 5818, page 925, amended in Book 5868, page 70, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 5200, page 376 and 377, Register's Office for Davidson County, Tennessee.
5. Storm water detention agreement of record in Book 5861, page 411, Register's Office for Davidson County, Tennessee.