Davidson County DEEDWARR
Recvd: 06/22/05 12:07 2 pgs
Fees:13.00 Taxes:1147.00

20050622-0071532

WARRANTY DEED

G-CD-05-2011

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

Subscribed and sworn to before me, this 10th DAY OF June, 2005.

Notary Public

MY COMMISSION EXPIRES 7-25-06

PATRICK MOORE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE (AFFIX SEAL) LARGE

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dawn R. Jackson	North American Savings Bank,	
2011 Beechwood ~~Drive~~ Avenue (ADDRESS)	12498 South 71 Highway (ADDRESS)	
Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	Grandview, MO 64030-1734 (CITY) (STATE) (ZIP)	104-15-434

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we FELIX WANG AND CAROLYN HUEBL, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DAWN R. JACKSON, A SINGLE PERSON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 15 ON THE PLAN OF THE SUBDIVISION OF THE ESTATE OF DANIEL MCINTYRE, SR., AS OF RECORD IN PLAN BOOK 3, PAGE 30, CHANCERY COURT AT NASHVILLE, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO FELIX WANG AND CAROLYN HUEBL, HUSBAND AND WIFE BY WARRANTY DEED FROM DAVID B. DRIGGS, JR., AND WIFE, LORI P. DRIGGS, RECORDED ON THE 1ST DAY OF MARCH, 2001 IN INSTRUMENT NO. 20010301-0018851, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 3, page 30, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2011 Beechwood Drive, Nashville, Tennessee 37212
(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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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/our hand(s) this 10th day of June, 2005.

Felix Wang

Carolyn Huebl

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Felix Wang and Carolyn Huebl, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of June, 2005.

Notary Public

My Commission Expires: 4-25-06

(SEAL)

PATRICK MOORE
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903