(3)

This Instrument Prepared By:
Rebecca T. Garland
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Jason Ritchason
4101 Skyline Drive
Nashville, Tennessee 37215

Davidson County DEEDWARR
Recvd: 07/15/05 15:06 3 pg:
Fees:18.00 Taxes:1165.50
20050715-0082604

SEND TAX BILL TO:
Owner

MORTGAGEE:
Community First Bank & Trust
501 South James Campbell Blvd.
Columbia, TN 38401

MAP **117-13**
GROUP
PARCEL **9.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Trustees of the Thelma Corinna Hines Jackson Living Trust** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Jason Ritchason, unmarried**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land located **in Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 25 on the Plan of Vailwood Heights, not of record, described according to a survey made by W. W. Turner Company, Engineers, July 27, 1950,as follows:

Beginning on the westerly margin of Skyline Drive at a point 206.3 feet north of the northeast corner of the property conveyed to Wilson W. Coile by deed from J. E. Crain and wife, of record in Book 1878, page 543, Register's Office for said County, being the corner of lot nos. 25 and 26; thence with the line between said two lots westwardly 192.9 feet; thence north 3 deg. 12' west 98.5 feet to the corner of lots nos. 24 and 25; thence with the line between said two lots eastwardly 190.2 feet to the beginning.

Being the same property conveyed to Charles E. Jackson and Corinna N. Jackson by deed of record in Book 2106, page 273, R.O.D.C.; to Corrina H. Jackson by Divorce Decree entered in the Chancery Court for Davidson County, Tennessee, Docket No. 75942 ; and ostensibly to the Corinna H. Jackson Living Trust by deed of record in Instrument No. 20000831-0086468 , said Register's Office, and corrected by a deed to Thelma Corinna Hines Jackson, Charles Eugene Jackson, Jr., Sandra Jill Jackson Dunaway, and Patricia Diane Jackson Childers, Trustees of the Thelma Corinna Jackson Living Trust being recorded simultaneously herewith in Instrument No. 20050715 - 0082603, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2005 and subsequent years.

This is **improved** property known as **4101 Skyline Drive, Nashville, Tennessee 37215.**

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, his heirs and assigns , forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized

forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 **the 11th** day of **July, 2005.**

The Thelma Corinna Hines Jackson Living Trust

By: _____
Charles Eugene Jackson, Jr., Co-Trustee

By: _____
Patricia Diane Jackson Childers, Co-Trustee

By: _____
Sandra Jill Jackson Dunaway, Co-Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Charles Eugene Jackson, Jr., Patricia Diane Jackson Childers, and Sandra Jill Jackson Dunaway** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged themselves to be **Co-Trustees** of **Thelma Corinna Hines Jackson Living Trust**, the within named bargainor, and that they as authorized, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the trust as such authorized.

WITNESS my hand and official seal this 11th day of July, 2005.

_____
Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5/23/2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $315,000.00.

AFFIANT

Subscribed and sworn to before me on this 11th day of July, 2005.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 5/23/2009

REBECCA T. GARLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.