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05-05-004-J

Davidson County DEEDWARR
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Fees:18.00 Taxes:2083.10

20050803-0091365

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $563,000.00.

Sandra J. Schwarz
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 29th day of July, 2005.

Dee Files
Notary Public

DEE FILES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 3/31/07

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Saul Jacob Kelner
6453 Bresslyn Road
Nashville, TN 37205

SEND TAX BILLS TO:
~~NEW OWNER~~
MORTGAGE LENDERS OF AMERICA, LLC
10th Street #500
Overland Park, KS 66210

MAP-PARCEL NUMBERS:
115-14-59.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Stephen Lee Jackson and wife, Lynley Jackson hereinafter referred to as Grantors, hereby transfers and conveys to Saul Jacob Kelner and ~~Pamela~~ wife G. Kelner hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

A certain tract or parcel of land located in Davidson County State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 734 on the Plan of West Meade Farms, Inc., Section VIII, as of record in Book 2331, page 13, Register's Office for said County. Said lot fronts 210 feet on the easterly side of Bresslyn Road, as measured around a slight curve and runs back 329.8 feet on the northerly line and 199.5 feet on the southerly line to a dead line in the rear on which it measures 148 feet.

Being the same property conveyed to Stephen Lee Jackson and wife, Lynley Jackson by deed from Ann Sanders. Means (formerly Ann E. Sanders and spouse, Thomas E. Means of record in Book 11529, page 180, Register Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

Subject to all matters as set forth per Plat Book 2331, Page 13, Register's Office of said County.
Restrictive Covenants of record in Deed Book 2340, Page 513, Register's Office of said County.

This instrument is being executed in behalf of Lynley Jackson pursuant to a Power of Attorney executed by same on the 29th day of July, 2005 and being filed for record in Instrument No. 20050803-0091363 and being recorded simultaneously herewith.

This is improved property known as 6453 Bresslyn Road, Nashville, TN 37205.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 29th day of July, 2005.

Stephen Lee Jackson

Lynley Jackson
By: Stephen Lee Jackson, Atty-in-fact
Atty in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Witness my hand and official seal this 29th day of July, 2005.

Notary Public

My Commission Expires: _____

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Stephen Lee Jackson, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office , on this 29th day of July, 2005.

My Commission Expires: 11.22.25

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

, Notary Public.

250700402

State of Tennessee
County of Williamson

On this 29th day of July, 2005, before me personally appeared Stephen Lee Jackson, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Lynley Jackson and who acknowledged that he executed the same as the free act and deed of the said Lynley Jackson.

Witness my hand and seal, at office, on this 29th day of July, 2005.

My Commission Expires:
11-22-05

Notary Public

