#10160 Box 13

Davidson County DEEDWARR
Recvd: 08/05/05 14:46 2 pgs
Fees:13.00 Taxes:773.30
20050805-0092681

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $209,000.00. Kawanda Sherrell Affiant Subscribed and sworn to before me, this 28th day of July, 2005. Notary Public My Commission Expires: 7/28/06

VICTOR HAZELWOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28 2006

Address New Owner As Follows:
Kawanda Sherrell
628 Cadogan Court
Antioch, TN 37013

Send Tax Bills To:
New Owner

Map-Parcel Number:
149 -07-0-A 119.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILBERT JACKSON AND WIFE, MARY LOUISE JACKSON**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **KAWANDA SHERRELL**, a single person, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 119, on the Plan of Chelsea Village, of record in Plat Book 7900, pages 119, 120 and 121, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Wilbert Jackson by deed from Farazmand Family 1994 Trust, of record in Book 11696, page 396, Register's Office for Davidson County Tennessee. A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2005 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and

agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Plat Book 7900, page 119, 120 and 121, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 8082, page 329; Addendum of record in Book 8083, page 386, as amended in Book 8842, page 434, Register's Office for Davidson County, Tennessee.

MARY LOUISE JACKSON JOINS IN THIS CONVEYANCE, WITH THE CONSENT OF THE GRANTOR SPOUSE, FOR THE PURPOSE OF WAIVING homestead and/or other marital rights THAT MAY be Granted TO A spouse BY LAW IN the property.

This is improved property known as 628 Cadogan Court, Antioch, TN 37013.

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 and assigns, forever; and we 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS our hands this 28th day of July, 2005.

Wilbert Jackson

Mary Louise Jackson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WILBERT JACKSON**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of July, 2005.

Notary Public

VICTOR HAZELWOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5/28/06

My Commission Expires MAY 28, 2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARY LOUISE JACKSON**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of July, 2005.

Notary Public

VICTOR HAZELWOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5/28/06

My Commission Expires MAY 28, 2006