Davidson County DEEDWARR Recvd: 08/19/05 15:04 2 pgs Fees:13.00 Taxes:1387.50 20050819-0099222 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $375,000.00 Pamela Jo Yates Affiant Subscribed and sworn to before me, this 15th day of August, 2005. Carol A. Clawson Notary Public My commission expires: 6-6-06

CAROL A. CLAWSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ana Marie Alarcon	NEW OWNER	**Map 150, Parcel 223**
2333 Hobson Pike		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Ann Jackson, widowed

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ana Marie Alarcon, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being tracts Nos. 9 and 10 on Survey of Gregory Underwood, dated April 11, 1982, described as follows: BEGINNING at a point in the west margin of Hobson Pike at the southeast corner of Map 150, Parcel 206; thence with the margin of Hobson Pike south 41 deg. 02' West 371.30 feet to a point; thence north 74 deg. 13' West 1953.93 feet to a point; thence north 1 deg. 18' East 65.0 feet to a point; thence North 1 deg. 37' East 19.10 feet to a point; thence south 85 deg. 57' East 994.69 feet to a point; thence south 6 deg. 23' West 124.92 feet to a point; thence south 82 deg. 52' East 973.53 feet to the point of beginning, containing 10.02 acres, more or less.

Being the same property conveyed to Charles Jackson and wife, Ann Jackson, by Warranty Deed, from David R. Clark and wife, Madonna F. Clark, of record in Book 6601, page 960, Dated July 5, 1985, Register's Office for Davidson County, Tennessee. Charles Jackson has since died.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Soil Absorbtion Letter of record in Book 7136, page 351, Register's Office for Davidson County, Tennessee.
Sanitary Sewer Easement of record in Instrument # 20040518-0058209 and Instrument # 20031217-0179892 Register's Office for DAVIDSON County, Tennessee.
Sewer Line Easement of record in Book 11438, page 862 and Book 11408, page 989, Register's Office for Davidson County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 2333 Hobson Pike, 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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/our hand(s) this 15th day of August, 2005.

Ann Jackson

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Margaret Ann Jackson, the within named sellers, 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, at office, this 15th day of August, 2005.



Notary Public

My Commission Expires:

MY COMMISSION EXPIRES
July 18, 2009

File #: **05350-JM**
RECORD & RETURN TO:

Homeland Title, LLC
1896 General George Patton Dr.
Franklin, TN 37067