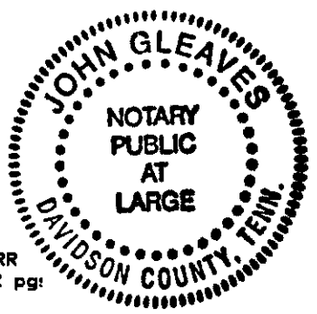
WARRANTY DEED



Davidson County DEEDWARR
Recvd: 09/02/05 12:56 2 pg:
Fees:13.00 Taxes:1250.23



20050902-0105751

State of Tennessee)
County of Davidson)

05-08-020-D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $337,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st day of August, 2005

Notary Public

My Commission Expires: 7-29-06 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
ANGELA M. JACKSON	New Owner	142
(NAME)	(NAME)	
166 Hicks Road		326.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **W. H. EASON, JR., MARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ANGELA M. JACKSON, unmarried**, hereinafter called the Grantee(s), her 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 Lot No. 2 on the Plan of Devon Woods First Revision, of record in Book 9700, Page 17, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to W.H. EASON, JR., by Deed from DEVON HILLS PARTNERS, L.P., A TENNESSEE LIMITED PARTNERSHIP, September 2, 1994, of record in Book 9458, Page 134, and Corrected in Book 9484, Page 301, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Devon Woods First Revision, of record in Book 9657, Page 123, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

NANCY S. EASON, spouse of the above named **W. H. EASON, JR,** joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

BEING unimproved ☐
Improved ☒ property known as: 166 Hicks Road, Nashville, TN, 37221.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do covenant with 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 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 GRANTEES, their successors 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 WHEREOF, our hands, this 31st day of August, 2005.

W. H. EASON, JR.

NANCY S. EASON

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **W. H. EASON, JR. AND WIFE, NANCY S. EASON**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 31st day of August, 2005.

My Commission Expires: 03/31/07

Notary Public

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006