WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$100,000.00**

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 30 DAY OF **AUGUST, 2005.**

NOTARY PUBLIC

MY COMMISION EXPIRES 01-25-06
(AFFIX SEAL)

TERINA C. GARRISON NOTARY PUBLIC AT LARGE BERTSON CO. TENN.

MY COMMISSION EXPIRES: JAN. 25, 2006

THIS INSTRUMENT WAS PREPARED BY
Creative Title and Escrow, LLC
1994 Gallatin Road North, Suite 202, Madison, TN 37115

Address New Owner(s) As Follows:	***Send Tax Bills To:***	Map and Parcel Number:
Jared Jackson, and Evelyn D. Jackson, and Marion E. Diuguid,	**same**	**69.04-124.00**
129 Haynes Park Drive		
Nashville, TN 37218		

Davidson County DEEDWARR
Recvd: 09/07/05 10:02 3 pgs
Fees:18.00 Taxes:370.00
20050907-0107195

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 ACKNOWLEDGED, WE,

Evelyn D. Jackson and Marion E. Diuguid, both unmarried, as joint tenants with full right of survivorship,

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

Jared Jackson, an unmarried man, and Evelyn D. Jackson, an unmarried woman, and Marion E. Diuguid, an unmarried woman, as joint tenants with full right of survivorship,

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

See attached legal Exhibit "A"

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

City and or County taxes for the year 2005 and subsequent years a lien but not yet due and payable.

All Easements, Restrictive Covenants and Conditions, and other matters of record, including all items set out on any applicable plat of record.

All All matters on the Plan of Record in Plat Book 4460, page 51, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

All Easements of record in Book 4379, page 739, and Book 4586, page 449, said Register's Office.

All Restrictions of record in Book 4552, page 634, Book 4593, page 70, and Book 6227, page 788, said Register's Office.

(X) Improved
This ( ) Unimproved property is known as: **129 Haynes Park Drive Nashville, TN 37218**

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 we do not 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 ever 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 30th day of **AUGUST, 2005.**

Evelyn D. Jackson
Evelyn D. Jackson

Marion E. Diguid
Marion E. ~~Diguid~~ Diguid

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Evelyn D. Jackson and Marion E. ~~Diguid~~*** Diguid, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, TN

This 30th day of **AUGUST, 2005.**

Notary Public

My Commission Expires: 01-25-06

Exhibit "A"

LAND in Davidson County, Tennessee, being Lot No. 188 on the Plan of Haynes Park, Section II, of record in Plat Book 4460, page 51, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Evelyn D. Jackson and Marion E. Diguid by Warranty Deed from Pamela D. Washington dated 4/1/98 and filed for record 4/9/98 in Book 10880 page 183, Register's Office for Davidson County, Tennessee.

Marion E. Diguid and Marion E. Diuguid are one and the same person.