Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

Davidson County	DEEDWARR
Recvd: 12/07/05 08:33	2 pgs
Fees:13.00 Taxes:536.13	
20051207-0146959	

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $144,900.00

Affiant

Subscribed and sworn to before me, this 6th day of December 2005.

Notary Public
My commission expires: 4/2/07

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

Address of New Owner:	Send Tax Bills to:	Tax Information
Kenneth R. Jackson	Same	075-08-0-173.00
692 Atlanta Drive		
Hermitage TN 37076-0000		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($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 Steve Michaels, an unmarried person person hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Kenneth R. Jackson and wife Tamara S. Jackson hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 517, on the Plan of Tulip Grove, Section Nine, as shown on plat of record in Plat Book 4675, page 135, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 517 fronts 90 feet on the southwesterly side of Atlanta Drive and extends back 123.55 feet on the southeasterly line a 154.60 feet on the northwesterly line to a dead line measuring 84.75 feet thereon.

Being the same property conveyed to Steve Michaels in Instrument 20050211-0016005 recorded 02/11/2005, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2006 taxes, a lien which are not yet due and payable. 2) All matters shown on Plat recorded in Book 4675, page 135. 3) Restrictive Covenants of record in Book 4846, page 924. 4)

This property is improved property known as 692 Atlanta Drive, Hermitage, Tennessee 37076-0000

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 6TH day of December, 2005.

Steve Michaels

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steve Michaels, 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 6TH day of December, 2005.

Notary Public

My Commission expires: 4/2/07

FILE NO: WG1223

Amy Cross Nance
State of Tennessee Notary Public
Williamson County