Return to: First Title and Escrow
File Number 24968 Box 9B

This Instrument Prepared By:
Thomas I. Bottorff
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 12/21/05 15:42 2 pgs
Fees:13.00 Taxes:555.00
20051221-0153168

ADDRESS NEW OWNER:
Mamie Hutton
107 Windsor Terrace Drive
Nashville, Tennessee 37221

SEND TAX BILL TO:
ABN AMRO MORTGAGE GROUP
2600 West Big Beaver Road
Troy, Michigan 48084

MORTGAGEE:
Pinnacle NAtional Bank
211 Commerce Street Suite 300
Nashville, TEnnessee 37201

MAP	143-01
GROUP	A
PARCEL	107

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Mary S. Jackson, unmarried,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does hereby transfer and convey unto **Mamie Hutton, unmarried**, hereinafter called the "GRANTEE", 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 No. Unit 107 on the Plan of Phase 2, Windsor Terrace Condominiums, Exhibit "C" to Master Deed of record in Book 7436, page 667, and re-recorded in Book 7464,p age 297, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said property. See also Master Deed in Book 7150, page 921.

Being the same property conveyed to Mary S. Jackson, unmarried by deed from Steven G. Hall and wife, Kathryn S. Hall of record in Book 7475, page 98, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2006 and subsequent years.

Master deed and By-Laws of record in Book 7150, page 921, amended in Book 7436, page 667, re-recorded in Book 7464, page 297. *

This is **improved** property known as **107 Windsor Terrace Drive, Nashville, Tennessee 37221.**

*and in Book 7729, page 206.

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, GRANTOR does covenants with the said GRANTEE that she is 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; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 the **16th** day of **December, 2005.**

Mary S. Jackson

Mary S. Jackson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Mary S. Jackson, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 16th day of December, 2005.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $150,000.00.

AFFIANT

Subscribed and sworn to before me on this 16th day of December, 2005.

NOTARY PUBLIC

My Commission Expires:

CHRISTINA M. READ NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

NOTARY PUBLIC
AT LARGE
Christina M. Read
My Commission Expires
November 25, 2006
STATE OF TENNESSEE