BOX 13
10801

Davidson County DEEDWARR
Recvd: 12/27/05 13:53 3 pgs
Fees:18.00 Taxes:489.55
20051227-0154052

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, ~~WHICH~~EVER IS GREATER, FOR THIS TRANSFER IS $132,312.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 7th day of December, 2005.

Notary Public

My Commission Expires: 1-20-09

TONIA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Ronald Jackson and wife, Shirley Jackson

335 Ladybird Court
Nashville, Tennessee 37217

SEND TAX BILLS TO:
~~NEW OWNER~~
American Home Mortgage
7142 Columbia Gateway Dr
Columbia, MD 21046

MAP-PARCEL NUMBERS:

135-05-0-062.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Kevin D. Rector, married* hereinafter referred to as Grantors, hereby transfers and conveys to Ronald Jackson and wife, Shirley Jackson, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

BEING Lot No. 76 on the Plan of Town Park Estates, as of record in Book 3300, Pages 64 and 65, of the Register's Office of Davidson County, Tennessee, described as follows:

BEGINNING on the southerly margin of Ladybird Court at the corner of Lot Nos. 76 and 77; thence with the line between said two lots, southerly 95.37 feet to the corner of Lot Nos. 76, 77 and 78; thence with the line between Lot Nos. 76 and 78, southwesterly 83.67 feet to the corner of Lot Nos. 76, 78, 79 and 59; thence with the line between Lot nos. 59 and 76, northwesterly 111.17 feet to the corner of Lot Nos. 61 and 76; thence with the line between said two lots, northerly 163.05 feet to the corner of Lot Nos. 75 and 76; thence with the line between said two lots, eastwardly 147.37 feet to the westerly margin of Ladybird Court; thence with the same southeasterly 77.89 feet to the beginning.

Being the same property conveyed to Kevin D. Rector, an unmarried man, by Warranty deed from Richard J. Willey and wife, Tammy L. Willey of record in Instrument No. 200007060067053, Register's Office for Davidson County, Tennessee.

*Andrea L. Rector, wife of Kevin D. Rector, joins in this instrument to convey any and all interest she has in said property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Book 3300, Pages 64 and 65, Register's Office of said County.

Restrictive Covenants of record in Book 3400, Page 120, Book 3463, Page 43, Register's Office of said County.

Easement for Utility of record in Book 3532, Page 353, Register's Office of said County.

THIS IS IMPROVED PROPERTY KNOWN AS 335 LADY BIRD COURT, ANTIOCH Tennessee 37013

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 335 Ladybird Court, Nashville, TN 37217.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 7th day of December, 2005.

Kevin D. Rector
Kevin D. Rector
by Deirdre Russell, atty in fact

Andrea L. Rector
Andrea L. Rector
by Deirdre Russell
atty in fact

251101426

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Deirdre Russell, with whom I am personally acquainted, and who proved herself to be the attorney in fact of Kevin D. Rector and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of December, 2005.

My Commission Expires: 10-12-08

, Notary Public.

JACKSON M. WELCH, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

EXPIRES: OCTOBER 12, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Deirdre Russell, with whom I am personally acquainted, and who proved herself to be the attorney in fact of Andrea L. Rector and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7TH day of December, 2005.

Notary Public

My Commission Expires: 10-12-08

JACKSON M. WELCH, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

EXPIRES: OCTOBER 12, 2008