WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/12/06 12:31 3 pgs
Fees:18.00 Taxes:425.50

20060112-0004852

TERINA L. HARRISON NOTARY PUBLIC DAVIDSON CO. TENN.
MY COMMISSION EXPIRES: JAN. 25, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$115,000.00.**

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 9TH DAY OF **JANUARY, 2006.**

NOTARY PUBLIC

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

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:
Shelia D. Jackson	**Shelia D. Jackson**	**149.11-OA-65.00 CO**
1441 Rice Hill Circle	**1441 Rice Hill Circle**	
Antioch, TN 37013	**Antioch, TN 37013**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Lei Anne Rippetoe, unmarried,

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

Shelia D. Jackson, a single borrower,

HEREINAFTER CALLED THE GRANTEE, HER 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 2006 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 matters on the Plan of Record in Plat Book 6900, page 262, Register's Office for Davidson County, including any and all revisions, corrections and/or amendments thereto of record.

Charter for Homeowner's Association of record in Plat Book 6824, page 986, Register's Office for Davidson County, Tennessee.

Restrictions of record in Plat Book 6812, page 48, Register's Office for Davidson County, Tennessee.

By-Laws of record in Plat Book 6812, page 55, Register's Office for Davidson County, Tennessee.

Ingress-Egress Easement for family cemetery of record in Book 256, page 368, Register's Office for Davidson County, Tennessee.

Quitclaim Deed for common area of record in Book 7094, page 613, Register's Office for Davidson County, Tennessee.

(X) Improved
This ( ) Unimproved property is known as: **1441 Rice Hill Circle**
Antioch, TN 37013

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 I do not covenant with the said GRANTEE 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 ever defend the title to the said land to the said GRANTEE, 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 **9th** day of **JANUARY, 2006.**

Lei Anne Rippetoe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Lei Anne Rippetoe**, 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, Tennessee,

This **9th** day of **JANUARY, 2006.**

Notary Public

My Commission Expires: 01-25-06

TERINA C. GARRISON NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN. MY COMMISSION EXPIRES: JAN. 25, 2006

Exhibit "A"

Land in Davidson County, Tennessee, being Lot Number 65 on the Plan of Phase 3, Rice Hill, of record in Plat Book 6900, page 292, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lei Anne Rippetoe, unmarried, by Warranty Deed from Felicia A. Grinter dated March 22, 2001, and filed for record April 4, 2001 in Instrument Number 20010404-0032595, Register's Office for Davidson County, Tennessee.