Bk 36

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/13/06 14:34 2 pgs
Fees:13.00 Taxes:814.00

20060113-0005602

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $220,000.00.

Affiant

Subscribed and sworn to me on January 12, 2006.

NOTARY PUBLIC

TODD A. BRICKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Comission Expires
May 28, 2006
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #21400SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Patrick P. Jackson Keli M. Jaskson 6305 Percy Drive Nashville, TN 37205	SAME AS OWNER	129-12-20

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, McGinn & Wilson Properties, L.P., hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Patrick P. Jackson and wife, Keli M. Jackson, hereinafter called **"GRANTEES,"** 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. 214 on the Plan of Warner Park Valley, Section 1, of record in Book 3600, pages 12, 13 and 14, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Kevin McGinn and Tim Wilson, by Warranty Deed from Michael P. Gallagher, Kevin P. Gallagher, unmarried, and Daniel M. Gallagher, being all the Heirs-at-Law of James V. Gallagher, deceased, of record as Instrument No. 20051010-0122260 in the Register's Office for Davidson County, Tennessee. And Being further conveyed to McGinn and Wilson Properties, by Quitclaim Deed of record as Instrument No. 20051018-0125676, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2006 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Matters shown on plan of record in Book 3600, pages 12, 13 and 14, in the Register's Office for Davidson County, Tennessee; and
4. Restrictive covenants of record in Book 3466, page 89, as amended in Book 3577, page 511, and Book 3702, page 465, in said Register's Office; and

5. Rights of upper and lower riparian owners to the flow of the waters of any creeks or streams, free from diminution or pollution; and
6. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of any creeks or streams.

This property is also known as improved property located at 6305 Percy Drive, Nashville, TN 37205.

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 GRANTORS do covenant with the said GRANTEES that they 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; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 our hands on January 12, 2006.

McGinn & Wilson Properties

By: _____
Kevin McGinn, Partner

By: _____
Tim Wilson, Partner

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said State and County duly commissioned and qualified, personally appeared Kevin McGinn and Tim Wilson, with whom I am personally acquainted and who, upon oath, acknowledged themselves to be the Partners of McGinn & Wilson Properties, L.P., the within name bargainor, a limited partnership and that such a person, executed the foregoing instrument for the purpose therein contained, by signing the name of the company, by such persons as Kevin McGinn and Tim Wilson.

Witness my hand and official seal on January 12, 2006.

NOTARY PUBLIC
[illegible] Expires
[illegible]SSEE

_____
NOTARY PUBLIC

My Commission Expires: _____

TODD A. BRICKER
NOTARY PUBLIC AT LARGE

NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Exp
May 28, 2006
STATE OF TENNE