RETURN TO:
GRISSIM TITLE & ESCROW, LLC
2309 Crestmoor Road, Suite 300
Nashville, TN 37215

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 180,000.00

X Michael David McCord
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of February, 2006

Notary Public:

MY COMMISSION EXPIRES: 1-27-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Jimmy R. Jackson	Same as New Owner	Map 93
451 2nd Ave. South		Group 10-A
Nashville, TN 37201		Parcel 451

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Michael David McCord

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Jimmy R. Jackson

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Unit No. 451, in Howell Park, a Condominium, a Horizontal Property Regime as shown in a plan recorded in Book 6250, Page 868, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 6816, Page 411, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners, and tenants of Howell Park Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 6816, Page 411, Register's Office for Davidson County, Tennessee, are incorporated by this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Michael David McCord by deed from Haury and Smith Contractors, Inc., of record in Book 7035, Page 206, said Register's Office.

This conveyance is subject to the Master Deed, Restrictions and By-Laws of record in Book 6816, Page 411, said Register's Office.

This conveyance is subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the plan of record in Book 6250, Page 868, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

Davidson County DEEDWARR
Recvd: 02/10/06 14:10 2 pgs
Fees:13.00 Taxes:666.00

20060210-0016698

PREPARED FROM INFORMATION FURNISHED BY THE PARTIES

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 451 2nd Ave. South, Nashville, TN 37201

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 9th day of February, 2006.

Michael David McCord

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael David McCord, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of February, 2006.

My Commission Expires: ~~01/24/09~~ 1/27/07

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.