THIS INSTRUMENT PREPARED BY;
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

ADDRESS NEW OWNER:

VIRGINIA STAFFORD
3934 BRICK CHURCH PIKE
NASHVILLE, TN 37207

MAP AND PARCEL NO:

MAP 41, PARCEL 148

Davidson County DEEDWARR
Recvd: 03/24/06 10:10 3 pgs
Fees:18.00 Taxes:880.60
20060324-0033694

SEND TAX BILLS TO:

MLN
3600 Mansell Rd., Ste. 220
Alpharetta, GA 30022

The actual consideration or value, whichever is greater, for this transfer, is $238,000.00, this 22 day of March, 2006.

AFFIANT

Sworn to and subscribed before me this 22 day of March, 2006.

NOTARY PUBLIC

DAPHNE M. DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 11-14-09

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, I, RONALD K. JACKSON, UNMARRIED, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said VIRGINIA STAFFORD, UNMARRIED, hereinafter referred to as GRANTEE, her successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 3934 BRICK CHURCH PIKE, NASHVILLE, TN 37207.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, her successors, heirs and assigns forever, I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

I further covenant and bind myself and my heirs and representatives, to warrant and forever defend the title to said GRANTEE, her successors, heirs and assigns, against the lawful claims of all persons.

WITNESS MY hand and seal on this the 22 **day of** March _____**, 2006 .**

RONALD K. JACKSON
Signature of Seller

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RONALD K. JACKSON, the within named bargainor with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison**, Tennessee, on this the** 22 **day of** March**, 2006.**

notary public

My commission expires: 5/24/2008

DAVIDSON COUNTY, TENNESSEE ★ DENISE C. ALLIS ★ NOTARY PUBLIC AT LARGE

EXHIBIT 'A'

Property located in the 11th CD of Nashville, Davidson County, Tennessee, being Revised Lot One of Phase One-A, Hillenglade Subdivision, as of record in Plat Book 7900 at page 349, Register's Office, Davidson County, Tennessee. Reference is hereby made to said Plat for a more complete and accurate description of said property.

Being the same property conveyed to Ronald K. Jackson by Special Warranty Deed from First Tennessee Bank NA, of record in Instrument No. 20011120-0127132, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. **Real property taxes for 2006 and all future years.**

2. **All matters as set forth on the Plan of record in Plat Book 7900, page 349, said Register's Office, which plat amends the Plat of record in Plat Book 5200, page 704, said Register's Office.**

3. **Restrictive Covenants as contained in Deed of record at Book 9419, page 858, said Register's Office.**