THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 25187-03-2006** **Record & Return To:** **Buyers Title & Escrow, LLC** **5210 Maryland Way, Ste 201** **Brentwood, TN 37027** Davidson County DEEDWARR Recvd: 03/31/06 09:51 2 pgs Fees:13.00 Taxes:308.95	STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ WILLIAMSON: The actual consideration or value, whichever is greater, for this transfer is: $83,500.00 Affiant Subscribed and sworn to before me this 24th day of March, 2006. Notary Public My Commission Expires: 5/26/09

20060331-0036468

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Amy L. Jackson 2609 Tate Court Nashville, TN 37214	New owner	Map No.073070171100 Parcel No.

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Terra D. Uselton, k/n/a Terra D. Uselton Ambrose**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Amy L. Jackson, an unmarried woman** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2609 Tate Court, Nashville, TN 37214

Jared D. Ambrose, spouse of Terra D. Uselton Ambrose, hereby joins in the execution of this instrument in order to convey any and all marital interest he may have in the subject property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 24th day of March, 2006.

Terra D. Uselton Ambrose

Jared D. Ambrose

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Terra D. Uselton Ambrose and Jared D. Ambrose**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of March, 2006.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Commission Expires NOV. 24, 2007

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 4A on the Plan of Zone Lot Division Lots 1,2,4,5,6 and 7 of Cabin Hill Section Two as of record in Plat Book 6250, page 666, amending Book 6050, page 145, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Terra D. Uselton by deed dated October 30, 2002 from Randall D. Sands, a single man, of record in Instrument No. 20021121-0144630, Register's Office for Davidson County, Tennessee. Terra D. Uselton now being known as Terra D. Uselton Ambrose.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. Restrictive covenants contained in an instrument of record in Book 6250, page 666, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Declaration of Covenants, Conditions By-Laws and Restrictions for Two Rivers Place, of record in Book 6430, page 508, amended in Book 9412, page 317, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
4. Charter of Incorporation of Two Rivers Place Owners Association of record in Book 6560, page 154, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 6050, page 145, amended in Book 6250, page 666, Register's Office for Davidson County, Tennessee.