RETURN TO.

First National Financial Title
25 Century Blvd., Ste. 203
Nashville, TN. 37214

Davidson County DEEDWARR
Recvd: 03/31/06 10:40 2 pgs
Fees:13.00 Taxes:435.64
20060331-0036535

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Nikita L. Jackson and husband,
Douglas A. Jackson
4808 Jason Drive
Antioch, TN 37013

SEND TAX BILL:

Countrywide Home Loan
P.O. Box 961206
Fort Worth, TX 76161-0206

MORTGAGEE:

Nikita L. Jackson

MAP AND PARCEL:
MAP 149-5
PARCEL 65

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Brandell C. Elston** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Nikita L. Jackson and husband, Douglas A. Jackson** ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 174 on the Plan of Section 3, Barclay Square, as of record in Plat Book 4675, page 154, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Brandell C. Elston, by deed from Jeffrey G. Wilkin and wife, Michelle Wilkin, dated April 10, 2001, of record in Instrument No. 20010417-0037582, Register's Office for Davidson County, Tennessee.
>
> Angela L. Elston joins in the execution of this instrument to convey her interest in the property as spouse of Brandell C. Elston.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.
>
> This is improved property known as 4808 Jason Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that he is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 29th day of March, 2006.

Brandell C. Elston

Angela L. Elston

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Brandell C. Elston and wife, Angela L. Elston, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 29th day of March, 2006.

Notary Public

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 21, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $117,740.00.

Sonya K. Arbogast

AFFIANT

Subscribed and sworn to before me this 29 day of March, 2006.

Kevin Steinke

NOTARY PUBLIC

KEVIN STEINKE NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 9-16-07