20B

WARRANTY DEED

D. ANNETTE MAPLES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 108,000.00

× Jamar D. Jackson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF March 2006

D. Annette Maples
Notary Public

MY COMMISSION EXPIRES: 11-25-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jamar D. Jackson (NAME)	U.S. Bank N.A. (NAME)	MAP 81-06
2103 23rd Avenue North (ADDRESS)	4801 Frederica Street (ADDRESS)	PARCEL 347
Nashville, TN 37208 (CITY) (STATE) (ZIP)	Owensboro, KY 42301 (CITY) (STATE) (ZIP)	

FOR AND 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, William Patton Jr. Foundation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jamar D. Jackson and wife, Tiffany 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:

A parcel of land inherited from Dr. Matthew Walker, originally conveyed from Agnes Louise Pentecost Yaney to Matthew Walker and wife, Alice J. Walker by deed of record in Book 4821, page 429, Register's Office of Davidson County, Tennessee, and described as follows:

BEING the east part of Lot No. 3 on the Map of the subdivision of the subdivision of the Wesley Hyde property of record in Minute Book 66, page 15, in the Chancery Court at Nashville.

SAID part of said Lot No. 3 fronts 48 feet on the West Side of 23rd Avenue, North, and runs back between parallel lines, as measured from the center line of 23rd Avenue, North, 150 feet to a dead line, more or less.

BEING the same property conveyed to William Patton, Jr. Foundation by Warranty Deed from Charlotte Rose Walker Living Trust, Maxine Walker Giddings Living Trust, Matthew Walker, Jr., Living Trust and Daniel Phillip Walker Living Trust, Under Agreement Dated January 15, 1999, of record at Instrument No. 20050829 0103438, Register's Office for Davidson County, Tennessee and by Quitclaim deed from The Charlotte Rose Walker Living Trust, Maxine Walker Giddings Living Trust, Matthew Walker, Jr. Living Trust and Daniel Phillip

CONTINUED

unimproved ( )
This is improved (X) property, known as 2103 23rd Avenue North, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 27th day of March 2006

William Patton Jr. Foundation
By: William Patton
William Patton, Jr., President

Davidson County DEEDWARR
Recvd: 04/05/06 07:46 2 pgs
Fees:13.00 Taxes:399.60

20060405-0038695

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared William Patton, Jr. and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the William Patton Jr. Foundation the within named bargainor, and corporation, and that he as such President and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said William Patton, Jr. as such President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Goodlettsville, TN on this the 27th day of March 2006

My commission expires 11-25-06

D. Annette Draper
Notary Public

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006

LEGAL DESCRIPTION CONTINUATION:

Walker Living Trust, under Agreement dated January 15, 1999, of record at Instrument No. 20050829-0103439, recorded August 29, 2005, said Register's Office.

This conveyance is subject to taxes for the year 2006 and subsequent years, easements and restrictive covenants of record.