Davidson County DEEDWARR
Recvd: 04/06/06 15:03 2 pgs
Fees:13.00 Taxes:525.40

20060406-0039971

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $142,000.00

Affiant

Subscribed and sworn to before me, this 31st day of March, 2006.

Notary Public
My commission expires: 02/24/08

06-0601-72124

Address of New Owner:	Send Tax Bills to:	Tax Information
Curtis L. Pierce, II		81-08-0-499
~~1620 6th Avenue~~ 811 North 16th ST.	NEW OWNER	
Nashville TN ~~37211~~ 37206		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Charles Jackson a single man,** hereinafter referred to as Grantor, has bargained and sold, and do hereby transfer and convey to **Curtis L. Pierce, II a single man**, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 143, on the Plan of North Nashville Real Estate Company's Property, of record in Book 21, Page 105, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles Jackson and wife, Onna Lee Jackson by deed from William Johnson and wife, Elizabeth Johnson, dated September 10, 1968, of record in Book 4267, Page 673, Register's Office for Davidson County, Tennessee. Onna Lee Grissom Jackson and Charles Jackson were divorced by Final Order of the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 68649. Said Decree divests subject property out of Onna Lee Grissom Jackson and vests title in Charles Jackson, of record in Book 4930, Page 292, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1620 6th Avenue, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 31 day of March, 2006.

Charles Jackson

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Charles Jackson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 31 day of March, 2006.

Kathleen Tomlinson
Wilson

KATHLEEN A. TOMLINSON
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.
NOSNILSOM

My Commission expires: 02/24/08