Davidson County DEEDWARR
Recvd: 05/02/06 14:57 2 pgs
Fees:13.00 Taxes:3533.50

20060502-0050615

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

JEAN K PETERSON NOTARY PUBLIC
My Commission Expires Jan. 15, 2008

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $955,000.00

Affiant

Subscribed and sworn to before me, this 27th day of April, 2006.

Notary Public
My commission expires: [illegible]08

06-0603-72217

Address of New Owner:	Send Tax Bills to:	Tax Information
Christopher Jackson	~~Bank of America~~	64-03-0-B-092
1148 Safety Harbor Cove	NEW OWNER	
Old Hickory TN 37138		

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, Elgenia Marshall, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Christopher Jackson and wife, Mary Catherine Jackson, hereinafter called the Grantees, their 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. 196, on the Plan of Brandywine Pointe, Phase Six, Section One, of record in Book 7900, Page 805, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Elgenia Marshall by deed from Kendall J. Davis and Tammy D. Vaughn, dated 4-29-97, of record in Book 10447, Page 453, Register's Office for Davidson County, Tennessee.

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 1148 Safety Harbor Cove, Old Hickory, TN 37138

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 27th day of April, 2006.

Elgenia Marshall

Elgenia Marshall

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Elgenia Marshall and , 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 27th day of April, 2006.

~~Kathleen Tomlinson~~
Davidson Jean K. Peterson

My Commission expires ~~02/24/08~~
01/15/08

JEAN K PETERSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY TN
My Commission Expires Jan 15 2008