WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 249,900.00

X David L. Jackson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of May, 2006

Notary Public

MY COMMISSION EXPIRES: 1-27-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Sandra D. Ray	New Owner	Map 75
6097 Woodland Hills Drive		Group 16-0-A
Nashville, TN 37211		Parcel 060-CO

FOR AND IN 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

David L. Jackson and wife, Teresa L. Jackson

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Sandra D. Ray, married
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:

BEING Lot No. 39, on the Plan of Phase 2-A, Walden Woods, of record in Instrument 20000512-0048112, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to David L. Jackson by deed from Frank Batson Homes, Inc. of record in Instrument 20010320-0026728, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Book 11244, Page 105; Book 11244, Page 120, and Instrument 200603210032040, said Register's Office.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20000512-0048112, said Register's Office; (3) Storm Water Easement of record in Book 11258, Page 790, said Register's Office.

The said Teresa L. Jackson joins in this conveyance to convey any and all marital interest she may have in said property.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 716 Wyntree North, Hermitage, TN 37076

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~~ our hand this 16th day of May, 2006.

David L. Jackson

Teresa L. Jackson

Davidson County DEEDWARR
Recvd: 05/17/06 14:00 2 pgs
Fees:13.00 Taxes:924.63

20060517-0057923

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David L. Jackson and wife, Teresa L. Jackson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of May, 2006.

My Commission Expires: 01/27/07

Notary Public

ZANA C. PE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO