2.0

THIS INSTRUMENT PREPARED BY:
DAVID A. CHILDRESS
ATTORNEY AT LAW
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

Davidson County DEEDWARR
Recvd: 05/31/06 15:18 2 pgs
Fees:13.00 Taxes:1350.50
20060531-0064041

MICLENE A. D'ANTONIO
Notary Public, Fulton County, Georgia
My Commission Expires July 13, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $365,000.00.

AFFIANT

Subscribed and sworn to before me this 26th day of May, 2006.

Notary Public

My Commission Expires: 7-13-07

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
James S. Mahan, III 2011 Beechwood Avenue Nashville, TN 37212	New Owner T.C.	Map 104-15 Parcel 434.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Dawn R. Jackson, a single person** (herein referred to as "Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto **James S. Mahan, III, a married person** (herein referred to as "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land located in **Davidson** County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 15, on the Plan of the Subdivision of the Estate of Daniel McIntyre, Sr., as of record in Plan Book 3, Page 30, Chancery Court at Nashville, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Dawn R. Jackson, a single person, by deed from Felix Wang and Carolyn Huebl, husband and wife of record in Instrument No. 20050622-0071532, Register's Office for Davidson County, Tennessee.

This description is the same as used in the last deed of record.

This is improved property known as 2011 Beechwood Drive, Nashville, Tennessee 37212.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions:

1. Davidson County taxes for 2006, a lien, but not yet due and payable, which have been prorated the payment of which is assumed by the Grantees; and

2. Subject to all matters as shown on plat of record in Plan Book 3, Page 30, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, GRANTEE'S heirs and assigns, forever; and GRANTOR does covenant with the said GRANTEE that GRANTOR is lawfully seized and possessed of said land; has a good right to convey it; and the same is unencumbered, except as otherwise herein set out. GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to said land to the said GRANTEE, GRANTEE'S heirs and assigns, against the lawful claims of all persons whomever.

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 our hands this 26th day of May, 2006.

Dawn R. Jackson

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 bargainor, **Dawn R. Jackson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 26th day of May, 2006.

Notary Public

My Commission Expires: 7/21/07

DAVID A. CHILDRESS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN