WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/07/06 13:08 2 pgs
Fees:13.00 Taxes:680.80

20060607-0067637

STATE OF TENNESSEE
COUNTY OF Davidson

184,000.00

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FORTHIS TRNSFER IS ~~$94,000.00~~ 184,000.00

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 1st DAY OF June, 2006

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/17/07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW LLC **109 CUDE LANE MADISON TN 37115**

Address New Owner(s) As Follows:	Send Tax Bills To:	Map and Parcel Number:
Amber Laree Hatchett and husband, Robert Lee Hatchett, Jr.	Same as Owner	
1287 General George Patton Rd	same	142.09-OE-086.00CO
Nashville, TN 37221		
(City) (State) (Zip)	(City) (State) (Zip)	

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, **Keith Jackson**
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **Amber Laree Hatchett and husband, Robert Lee Hatchett, Jr.**
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **Davidson** County, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, State of Tennessee, described as follows, to-wit:

Unit No. 1287, together with the Carport designated No. 1287-C in River Plantation, Section Seven, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road and General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Seven, Condominium Apartments, recorded in Book 5200, pages 705 and 706, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 6226, page 9, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Seven, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 6226, page 9, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Eunice Jean Jackson, a single woman by Warranty Deed from Marjorie D. Hatchett, a single woman dated 09/09/02 and filed for record on 09/16/02 in Instrument # 20020916-0112378, Register's Office for Davidson County, Tennessee. Eunice Jackson died intestate on Jan 24,2006 without a spouse. Property conveyed to her only heir Keith Jackson by Affidavit of Heirships of record in Inst # 20060503-0051217 and 20060503-0051216

Subject to all matters of record in the Plan of Record in Plat Book 5200, pages 705-706, amended at Book 6392, page 321, said Register's Office.

Subject to Master Deed of record in Book 6226, page 9, said Register's Office.

Subject to By Laws of record in Book 6226, Page 18, said Register's Office.

( )Unimproved
This is (X)Improved property known at: **1287 General George Patton Rd**
Nashville, TN 37221

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 not covenant with the said GRANTEES that we are lawfully seized and possessed

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 not 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 unemcumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and ever 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 1th day of **April**, 2006

Keith Jackson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Lisa Vaske a Notary Public in and for said County and State, the within named bargainor Keith Jackson with whom I am personally aquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that He executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Statewide Title
This 1 day of May, 2006

Notary Public

My Commission Expires: 3/17/07

LISA M. VASKE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN