Davidson County DEEDWARR
Recvd: 07/10/06 10:11 1 pgs
Fees:13.00 Taxes:473.60

20060710-0082218

RHONDA M. SCHNEIDER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

WARRANTY DEED

JACKSON-H06192

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00

Affiant

Subscribed and sworn to before me, this 5th DAY OF July, 2006.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 9/8/07

THIS INSTRUMENT WAS PREPARED BY:
Middle Tennessee Escrow Company, LLC
120 Anderson Lane
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alfrederick Jackson	The CIT Group, Consumer	81-10-225
(NAME)	(NAME)	
1720 24th Avenue North	545 Marriott Drive, Suite 610	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, NII S. QUAO, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto ALFREDERICK JACKSON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lots Nos. 149 and 150 of the Map of Cobb's Subdivision of Lot No. 6 in the Subdivision of Harding's Boseley Tract, as of record in Book 161, page 155, Register's Office for said County, Said Lots Nos. 149 and 150 front 50 feet on the easterly side of 24th Avenue North and run back between parallel liens 150 feet to an alley.

Being the same property conveyed to Nii S. Quao, married, by Warranty Deed from Asher A. Turney, recorded on June 26, 2002 in Instrument 20020626-0076820, said Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1720 24th Avenue North, Nashville, Tennessee 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(s) this 5th day of July, 2006.

Nii S. Quao

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, Jacqueline Tallent, a Notary Public in and for said County and State, the within named Nii S. Quao, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 5th day of July, 2006.

My Commission Expires:

My Commission Exp. Nov. 22, 2008

JACQUELINE TALLENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public