Davidson County DEEDWARR
Recvd: 07/11/06 10:34 2 pgs
Fees:13.00 Taxes:1172.90

20060711-0083053

Prepared by:
Realty Title & Escrow Company, Inc.
206 B Cool Springs Blvd., Suite 206
Franklin, TN 37067

MONTE POE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $317,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of June, 2006.

Notary Public
My commission expires: ~~11/22/08~~ 9-20-09

07-0606-82810

Address of New Owner:	Send Tax Bills to:	Tax Information
Michael Dale Jackson	Franklin American Mortgage	172-14-0-A-88.00
1517 Braebury Circle	501 Corporate Centre Drive, Suite 400	
Nashville TN 37211-8501	Franklin, TN 37067	

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, **Michael Keiser and wife, Barbara Keiser,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Michael Dale Jackson and wife, Jennifer Eve 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. 84, on the Plan of Section Two, Wexford Downs, of record in Book 9700, Pages 593-594, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael Keiser and wife, Barbara Keiser by deed from Derrick Darnell Williams and wife, Ruth Ann Williams, dated 7-11-05, of record in Instrument No. 20050714-0081686, 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 1517 Braebury Circle, Nashville, TN 37211-8501.

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 29 day of June, 2006.

Michael Keiser
Michael Keiser

Barbara Keiser by Michael Keiser
Barbara Keiser by Michael Keiser,
Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Michael Keiser**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 29 day of June, 2006.

Deborah K. Devine
Deborah K. Devine
State of Tennessee at Large

Deborah K. Devine State of Tennessee Notary Public Davidson County

My Commission expires 11/22/08

STATE OF TENNESSEE
COUNTY OF WILIAMSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid County and State, **Michael Keiser,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that he executed the within instrument for the purposes therein contained, and who further acknowledged upon oath or affirmation that he is the attorney-in-fact for **Barbara Keiser** and is authorized by her to execute this instrument on her behalf.

Witness my hand, at office, this 29 day of June, 2006.

Deborah K. Devine
Deborah K. Devine
State of Tennessee at Large

My Commission expires 11/22/08

Deborah K. Devine State of Tennessee Notary Public Davidson County