This instrument prepared by:
CHEATHAM, PALERMO & GARRETT, ATTORNEYS
43 Music Square West
Nashville, TN 37203
(615) 244-4270

Davidson County DEEDQC
Recvd: 07/12/06 10:55 2 pgs
Fees:12.00 Taxes:0.00
20060712-0083735

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Teresa Lea Jackson	Same	Map 162-01
5208 Wessex Drive		Parcel 065
Nashville, TN 37211		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 0.

Teresa Lea Jackson
TERESA LEA JACKSON

Subscribed and sworn to before me, this 12 day of July 2006.

Notary Public

My commission expires: November 25, 2006

NOTARY PUBLIC CHEATHAM DAVIDSON COUNTY, TENN.

For and in consideration of the love and affection we bear for our sister, TERESA LEA JACKSON, and for the purpose of establishing a fee simple title in and to the following described property in her, in accordance with the wishes of our lately deceased mother, VIRGIE MAXINE JACKSON, also known as MAXINE C. JACKSON, we, SHERRY JACKSON OAKLEY and JAMES WILLIAM JACKSON, JR., hereby quitclaim and convey unto TERESA LEA JACKSON all of our right, title, and interest in and to the following described tract or parcel of land in Davidson County, Tennessee:

Being Lot No. 45 on the Plan of Southwood Subdivision, as of record in Book 2663, pages 125 and 126, Register's Office for said County, and described as follows:

BEGINNING at a point on the east side of Wessex Drive, at the corner of Lots no. 44 and 45; thence south along said Drive, 120 feet to a monument; thence around a curve in a southeasterly direction 39.27 feet to a monument on the north side of Brewer Drive; thence east along said Brewer Drive 105 feet to a corner of Lots no. 45 and 46; thence along the line between said Lots no. 45 and 46, northerly 145.43 feet to a corner of Lots no. 44 and 45; thence with the line between Lots no. 44 and 45, westerly 130 feet to the point of beginning.

Being the same property conveyed to JAMES W. JACKSON and wife, MAXINE C. JACKSON, by warranty deed from Richard Eldon Jones and wife, Sally M. Jones, dated July 8, 1962, and recorded in Book 3407, page 471, in the Register's Office for said County. Our late father, JAMES W. JACKSON, died before the death of our mother, MAXINE C. JACKSON, causing title to the above-described property to become vested in MAXINE C. JACKSON as the surviving tenant by the entirety. MAXINE C. JACKSON has since died on May 30, 2006. Her only issue were her surviving son, JAMES W. JACKSON, JR., and surviving daughters, SHERRY JACKSON OAKLEY and TERESA LEA JACKSON. MAXINE C. JACKSON and VIRGIE MAXINE JACKSON are one and the same person.

This is improved property known as 5208 Wessex Drive, Nashville, Tennessee 37211.

WITNESS my hand this 12 day of ~~June~~ July & 2006.

Sherry Jackson Oakley
SHERRY JACKSON OAKLEY

James William Jackson Jr.
JAMES WILLIAM JACKSON, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Deny Cheatham, a Notary Public in and for said County and State, the within named SHERRY JACKSON OAKLEY and JAMES WILLIAM JACKSON, JR., with whom I am personally acquainted, and who, after first being duly sworn, stated that the facts concerning heirship in and to the above property related in the foregoing instrument are true to the best of their knowledge, information, and belief, and who also acknowledged that they executed the foregoing instrument as their free act and deed, for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 12th day of ~~June~~ July, D.C. 2006.

NOTARY PUBLIC

My commission expires: November 25, 2006