WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/19/06 09:34 2 pgs
Fees:13.00 Taxes:419.95
20060719-0086893

NATALIE MARSH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$113,500.00.**

Affiant

Subscribed and sworn to before me this 13th day of July, 2006

Notary Public
My Commission expires: 01-05-2010
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Corey Jackson	ComUnity Lending Incorporated	063-02-0-016.00
1502 Mohawk Trail	1432 North Great Neck Road #207	
Madison, TN 37115	Virginia Beach, VA 23454	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Barbara D. Allen**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Corey Jackson, an unmarried man, and Katie Noon, an unmarried woman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 78 on the plan of Nawakwa Hills Powwow Addition, Section 3, of record in Book 974, page 25, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 78 fronts 50 feet on the westerly side of Mohawk Trail, and runs back between parallel lines 149 feet to the easterly margin of 1 feet reserved strip.

Being the same property conveyed to Ellis D. Allen and wife, Barbara D. Allen, by deed from Steven B. Mowatt and wife, Tina R. Mowatt, on June 24, 1993, of record in Book 9003, page 208, Register's Office for Davidson County, Tennessee. And further conveyed to Barbara D. Allen by Quitclaim Deed as ordered by Final Decree of Divorce from Ellis Dewayne Allen on May 13, 2003, of record in Instrument Number 20030519-0067820, said Register's Office.

The property is subject to the following:

- Taxes and assessments for the year 2006 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 063-02-0-016.00.
- Subject to all matters as shown on the Plan of record in Book 974, page 25, Register's Office Davidson County, Tennessee.

This is improved property known as: **1502 Mohawk Trail, Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 July 13, 2006.

Barbara D. Allen

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Barbara D. Allen** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 13, 2006

My commission expires 8/2/06

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY