THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37027
Phone 615.277.5040 • Fax: 615.277.5041
File No. R03185

Davidson County DEEDWARR
Recvd: 07/25/06 14:53 2 pgs
Fees:13.00 Taxes:1091.50

20060725-0089627

Property Address:
820 East Clayton Avenue, Nashville, TN 37204 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Dalores G. Jackson**, hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Donna Hysmith, and Charles G. Loyd, as Tenants by the Entirety,** hereinafter Grantees, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 40-B on the Plan of Battlefield Estates, Section I, as of record in Book 843, Pages 96 and 97, Register's Office for Davidson County, Tennessee.

Said Lot No. 40-B fronts 75 feet on the northerly side of East Clayton Avenue and runs back between parallel lines 237 feet to a dead line.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a warranty deed from William D. Butler and wife, Martha K. Butler, dated May 11, 1967, and recorded May 16, 1967, in the Register's Office for Davidson County, Tennessee, in Book 4131, at Page 651. Charels H. Jackson, Sr. and wife, Katherine H. Jackson and Charles H. Jackson, Jr. all having since died.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantor and is not Grantor's marital residence, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 20th day of July, 2006.

Dalores G. Jackson {Seal}

State of TENNESSEE
County of DAVIDSON

On this the 20th day of July, 2006, before me, the undersigned officer, personally appeared Dalores G. Jackson, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and she acknowledged that she, executed same as her free act and deed.

Notary Public

My Commission expires: 7-19-08

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $295,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 20th of July, 2006.

Notary Public

My Commission expires: 7-19-08

Name of Owner and Property Address:
Donna Hysmith and Charles G. Loyd
820 East Clayton Avenue
Nashville, TN 37204

Person Or Entity Responsible For Payment Of Taxes:
Suntrust Mortgage, Inc.
201 Fourth Avenue North
Nashville, TN 37219Donna Hysmith and Charles G. Loyd
820 East Clayton Avenue
Nashville, TN 37204

Tax Parcel ID#: 118-06-0-011.00