THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
One American Center
3100 West End Avenue, Suite 550
Nashville, TN 37203
(615) 460-7478

Davidson County DEEDWARR
Recvd: 08/04/06 11:28 2 pgs
Fees:13.00 Taxes:1036.00
20060804-0095681

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 061-08-0-113.00

The actual consideration or value, whichever is greater, for this transfer is $280,000.00

Affiant

Subscribed and sworn to before me this the 31st day of July, 2006.

My Commission Expires: 3-11-09

Notary Public

DANA P. MASON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:

Craig Jackson
(Name)
1215 Winding Road
(Street Address)
Nashville, TN 37216

SEND TAX BILLS TO:

Same as new owner
(Name)

(Street Address)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **JAY C. MCKINLEY, II, an unmarried man,** hereinafter called the "Grantor," has bargained and sold, and by these presents does transfer and convey unto **CRAIG JACKSON, an unmarried man,** hereinafter called the "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being parts of Lots Nos. 5 and 8 and all of Lots No. 6 and 7, of Block "D" on the plan of Jackson Park Subdivision, Section 2 of record in Plat Book 843, page 21, Register's Office for said County and being described according to a survey by John Kohl surveyor, dated 9/20/1976 as follows:

Beginning at a point in the northerly margin of Winding Way, said point being westwardly 30 feet from the common front corner of Lots Nos. 8 and 9 on said plan; thence with the northerly margin of Winding Way westwardly 140 feet to the beginning of a curve to the right having a radius of 20 feet; thence around said curve to the right a distance of 31.4 feet to a point in the easterly margin of Hedgewood Drive; thence with the easterly margin of Hedgewood Drive northwardly 130.54 feet to a point said point being westwardly 12 feet from the common rear corner of Lots No. 5 and 6 on said plan and being the northwest corner of the herein described property; thence with the rear lines of Lots Nos. 5, 6, 7 and 8 on said plan eastwardly 167 feet to a point said point being westwardly 31 feet from the common rear of Lots No. 8 and 9 on said plan thence southwardly 162.25 feet more or less to the point of beginning.

Being the same property conveyed to Jay C. McKinley, II in Instrument 20050817-0097616 recorded 8/17/2005, Register's Office for Davidson County, Tennessee.

BEING improved property known as: 1215 Winding Road, Nashville, TN 37216

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have prorated between Grantor and Grantee and assumed by the Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," his successors and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that he has 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 "Grantor" does further covenant and bind himself, his heirs and/or assigns to warrant and forever defend the title to the said land to the said "Grantee," his successors and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor" has caused his name to be affixed hereto on this 31st day of July, 2006.

Jay C. McKinley, II

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Jay C. McKinley, II, an unmarried man,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 31st day of July, 2006.

Notary Public

My Commission Expires: 3/21/09

R. GARRY CHAFFIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN