Bk 29

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF Davidson

15360

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 91,000.00

X Gary A Jackson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF August, 2006.

Ollie Mai Parsley
Notary Public

Ollie Mai Parsley

MY COMMISSION EXPIRES: 11/25/2006

THIS INSTRUMENT WAS PREPARED BY

J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary A. Jackson	Decision One Mortgage Company, LLC	43-9-204
(NAME)	(NAME)	
509 Dupont Ave.	3023 HSBC Way	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Madison, TN 37115	Fort Mill, SC 29715	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Arthur S. Dahlhauser and wife, Margaret M. Dahlhauser

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gary A. Jackson and Charles B. Whitaker

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

See exhibit A attached hereto and made a part hereof.

Davidson County DEEDWARR
Recvd: 08/17/06 16:19 3 pgs
Fees:18.00 Taxes:336.70

20060817-0101774

This is improved property known as 509 Dupont Avenue, Madison, TN 37115

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 and assigns, forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 their hand s this 8th day of August, 2006.

Arthur S Dahlhauser
Arthur S. Dahlhauser

Margaret M Dahlhauser
Margaret M. Dahlhauser

15360

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public in and for said County and State, the within named Arthur S. Dahlhauser and wife, Margaret M. Dahlhauser the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 8th day of August, 2006.

My commission expires 11/25/2006

Notary Public Ollie Mai Parsley

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006

File No.: 15360

ATTACHMENT

LAND in the 11th Civil District of Davidson County, Tennessee, as described according to a survey by Ralph W. C. lambert, Surveyor, dated September 19, 1959, as follows:

Beginning at a point in the northerly margin of Dupont Avenue, said point being 200.0 feet east of the northeast corner of Dupont Avenue and Deleware Avenue, and said point being the southeasterly corner of Lot No. 2, Block "G", plan of Woodlawn Estates, as of record in Book 843, page 82, said Register's Office; thence northerly along the easterly boundary line of said Lot No. 2 and Lot No. 1 of said Plan, 190.5 feet to a point; thence easterly 110.0 feet to an iron pin; thence southerly 190.5 feet to an iron pin in the northerly margin of Dupont Avenue; thence along said northerly margin of Dupont Avenue, 110 feet to the point of beginning.

BEING the same property conveyed to Arthur S. Dahlhauser and wife, Margaret M. Dahlhauser by deed from Geoffrey Jones and wife, Deborah Jones, filed of record in Book 7089, page 778, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to such limitations, restrictions and encumbrances as may affect the premises.