Send Tax Statements To:
CTX Mortgage Company
P O Box 199114
Dallas, TX 75219-9114

Name and Address of New Owner:
Angela Bertrand
181 Tusculum Road
Antioch, TN 37013

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
279 Robert Rose Drive, Suite B
Murfreesboro, TN 37129

Davidson County DEEDWARR
Recvd: 09/01/06 14:08 2 pgs
Fees:13.00 Taxes:505.40
20060901-0108480

Map 162-06-0-017.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **RUTH JACKSON,** has this day bargained and sold and does hereby transfer and convey unto, **ANGELA BERTRAND and husband, FELIX BERTRAND**, their heirs and assigns, forever, that certain parcel of real estate located in Davidson County of the State of Tennessee, being described as follows, to-wit:

> Being all off Lot No. 5, on the plan of Section I, TUSCULUM CIRCLE, according to plat and survey appearing of record in Plat Book 3842, page 150, of the Register's Office of Davidson County, to which plat reference is hereby made for more complete details of location and description of said lot.
>
> Being the same property conveyed to Ruth Jackson, by deed from James H. Maynard, dated March 20, 1992, appearing of record in Book 8597, page 896, of the Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to Restrictive Covenants contained in instrument of record in Record Book 4176, page 284, and to any and all matters shown on said plat and survey of record in Plat Book 3842, page 150; all of said Register's Office.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said, **ANGELA BERTRAND and husband, FELIX BERTRAND,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2006 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 31st day of August, 2006.

Ruth Jackson

Ruth Jackson

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, **Ruth Jackson,** the bargainers(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that they, executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Davidson County, Tennessee, this the 31st day of August, 2006.

SHERI L. MORGAN NOTARY PUBLIC My Comm. Expires February 24, 2009 AT LARGE RUTHERFORD COUNTY, TN

Sheri L Morgan

NOTARY PUBLIC

My Commission Expires: 2/24/09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $136,595.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Natasha Fu

AFFIANT

SWORN to and subscribed before me,
this the 31 day of August, 2006.

NOTARY PUBLIC
My Commission Expires:

KEVIN LAMONT MOORE STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY My Commission Expires March 9, 2010