03

Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 09/05/06 09:49 2 pgs
Fees:13.00 Taxes:407.00
20060905-0108946

State Of Tennessee
County Of Davidson

The actual consideration or value, whichever is greater, for this transfer is $110,000.00

Rachelle Caudill
Affiant

Subscribed and sworn to before me this 31st **day of August, 2006.**

Notary Public
My commission expires: 02/22/09

Address of New Owner:	**Send Tax Bills to:**	**Tax-Information**
Patricia Ann Jackson	Bank of America, N. A.	60-11-0-A-041
2729 Pine Ridge Drive	900 W Trade Street	
Nashville TN 37207	Charlotte, NC 28255-0001	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **T & T Building Contractors, LLC**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to ***Patricia Ann Jackson Living Trust, dated September 27, 2005,** hereinafter called the Grantee, her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:
***Patricia Jackson, Trustee of the**

Land in Davidson County, Tennessee, being Lot No. 65, on the Plan of Pine Ridge Planned Unit Development, Section 4, of record in Book 9700, Page 178, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to T & T Building Contractors, LLC by deed from Zeke Swindle, dated August 15, 2005, recorded August 17, 2005, of record in Instrument No. 20050817-0097749, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2729 Pine Ridge Drive, Nashville, TN 37207

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 31st day of August, 2006.

T & T Building Contractors, LLC

By: _____
Thomas Roberts
its General Manager

State Of Tennessee
County Of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Thomas Roberts, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the General Manager of T & T Building Contractors, LLC, the within named bargainor, and that he is authorized by T & T Building Contractors, LLC to execute this instrument on its behalf.

Witness my hand in Nashville, TN, this 31st day of August, 2006.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/22/09