Davidson County DEEDWARR
Recvd: 11/08/06 09:54 2 pgs
Fees:13.00 Taxes:336.70
20061108-0138871

This Instrument Prepared By:
Greenway Title, Inc.
425 West College Street
Murfreesboro, Tennessee 37130

Return To:
ADDRESS NEW OWNER:
Dameon E. Cooper
2404 /2406 Woodale Lane
Nashville , TN 37207

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
2404 / 2406 Woodale Lane
Nashville, TN. 37207

MAP **59-12**
PARCEL **45**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Keith G. Jackson and wife, Cheryl Jackson**, hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Dameon E. Cooper, an unmarried person**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 72, as shown on the map entitled Highland Trace, Section 2, of record in Plat Book 5200, page(s) 616, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Keith G. Jackson and wife, Cheryl Jackson, by deed of record in Instrument no. 20050131-0011200, Register's Office for Davidson County, Tennessee.

The captioned property is subject to restrictive covenants of record in Book 6143, page 781, of the said Register's Office. The captioned property is also subject to restrictive covenants, easements and setback lines that are applicable to the above described property and of record; and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property known as 2404 - 2406 Woodale Lane, Nashville, Tennessee 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 "GRANTEE", his heirs and assigns, forever, and, GRANTORS do covenant with the said "GRANTEE" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and his 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 our hands this the 26th day of October, 2006.

Keith G. Jackson

Cheryl Jackson

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Keith G. Jackson and wife, Cheryl Jackson**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of October, 2006.

TERI W. NICHOLSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NOTARY PUBLIC
My Commission Expires: 3/18/07

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual value or consideration, whichever is greater, for this transfer is $91,000.00.

AFFIANT

Subscribed and sworn to before me on this 26th day of October, 2006.

TIFFANY R. ADDISON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Exp. March 21, 2009

NOTARY PUBLIC
My Commission Expires: