Please Record and Return To:
Highland Title, LLC
394 West Main, B-14
Hendersonville, TN 37075

State of Tennessee)
County of Sumner)

The actual consideration or value, whichever is greater, for this transfer is $117,000.00.

Affiant

Davidson County DEEDWARR
Recvd: 12/18/06 15:46 2 pgs
Fees:13.00 Taxes:432.90
20061218-0155892

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

Subscribed and sworn to before me, this 14th day of December, 2006.

Notary Public: Devon J. Sutherland
My Commission Expires: 12/09/08

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map/Parcel Number:
Baltazar M. Diaz 913 A & B Anderson Lane Madison, TN 37115	New Owner	43-7-127

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Keith G. Jackson and wife, Cheryl A. Jackson**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Baltazar M. Diaz, a married man**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee being Lot Nos. 2A & 2B on the plan Holland Place, Zone Lot Division of Lot Nos. 1-5, said Register's Office to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Keith G. Jackson by Warranty Deed from James G. Owen, dated April 22, 2004, recorded April 28, 2004, of record in Instrument Number 20040428-0048212, Register's Office for Davidson County, Tennessee.

Cheryl A. Jackson wife of Keith G. Jackson joins in this conveyance to convey any and all marital rights, title and interest to the above referenced property.

Subject to any and all plats, easements, restrictions, and other matters of record.

Taxes and assessments for the 2007 and subsequent years.

Subject to conditions, easements, restrictions, and/or building set-back lines that appears on the plat of record in Plat Book 6200, Page 90 and Plat Book 6250, Page 433, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 913 A & B Anderson Lane, 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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 14th day of December, 2006.

Keith G. Jackson

Cheryl A. Jackson

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named **Keith G. Jackson and Cheryl A. Jackson**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 14th day of December, 2006.

Commission Expires: 12/09/08

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY, TENN.

This Instrument Prepared By:

Highland Title, LLC.
394 West Main Street, Suite B-5
Hendersonville, TN 37075