STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF December, 2006.

Notary Public
MY COMMISSION EXPIRES 3/20/10
File No. G6-2001D

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 01/08/07 11:05 2 pgs
Fees:13.00 Taxes:555.00
20070108-0002937

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jennifer L. Kerr (NAME)	Fifth Third Mortgage (NAME)	61-4-23
4909 Ruskin Avenue (STREET ADDRESS	10710 Sikes Place, Suite 350 (STREET ADDRESS)	
Nashville, Tennessee 37216 (CITY) (STATE) (ZIP)	Charlotte, NC 28277 (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 HEREBYACKNOWLEDGED, WE, **Heirs at Law of Barbara R. Jackson being, Connie Rose and Danny Jackson and Dianne Yunker**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jennifer L. Kerr, a married woman** 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:

LAND in Davidson County, Tennessee, being Lot No. 7, on the plan of M. G. McGaugheys First Haysboro Subdivision, as shown on plat of record in Plat Book 843, Page 23, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lot No. 7 fronts 100 feet on the westerly side of Marina or Ruskin Avenue, said extends back 222.9 feet on the northerly line and 237 feet on the southerly line, to a dead line, measuring 100.3 feet thereon.

Being the same property conveyed to William C. Jackson and Barbara R. Jackson, husband and wife , by Deed from L. M. Wood and wife, Melba W. Wood, dated June 8, 1964, of Record in Book 3767, Page 187, Register's Office for Davidson County, Tennessee. William C. Jackson has since died on December 13, 1986, leaving said property vested in Barbara R. Jackson as the surviving tenant by the entirety. Barbara R. Jackson has since died on September 4, 2005 intestate. Heirs of Barbara R. Jackson are Connie Rose, Danny Jackson, and Dianne Yunker. See Affidavit of Heirship of record in Instrument Number 20070108-0002936 ,

Register's office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2006 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

unimproved ( )
This is improved (XX) property, known as 4909 Ruskin Avenue, Nashville, TN 37216.

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. Whenever 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/our hand(s) this 19th day of December, 2006.

Connie Rose

Danny Jackson

Dianne Yunker

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Connie Rose and Danny Jackson and Dianne Yunker, the bargainor(s), with whom Iampersonally 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 19th day of December, 2006.

My Commission Expires: 3/20/10

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O.BOX 663
GALLATIN, TN 37066