Davidson County DEEDWARR
Recvd: 03/30/07 11:25 2 pgs
Fees:13.00 Taxes:891.70

20070330-0038235

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $241,000.00

Affiant

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 16th day of March, 2007.

Notary Public
My commission expires: 01/24/09

05-0701-63370

Address of New Owner:	Send Tax Bills to:	Tax Information
Jarvis Jackson	Franklin American Mortgage	32-10-0-021
4624 Setter Court	501 Corporate Centre Dr. Ste.400	
Nashville TN 37207	Franklin, TN 37067	

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, Thomas D. Camacho and wife, Elnora R. Camacho, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jarvis Jackson and wife, Wanda Jackson, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit: *R.

Land in Davidson County, Tennessee, being Lot No. 16, on the First Revision of Section Six Quail Ridge, of record in Book 11700, Page 17 as revised in Instrument No. 20031104-0161792, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Thomas D. Camacho and wife, Elnora R. Camacho by deed from The Developers, a Joint Venture, dated July 19, 2000, recorded July 19, 2000, of record in Instrument No. 20000719-0071288, 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 4624 Setter Court, 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. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our 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.

JACK CASE WILSON TITLE ASSOCIATES, LLC
3931-A GALLATIN PIKE
NASHVILLE, TN 37216
D-0721

WITNESS my hand this 16th day of March, 2007.

Thomas D. Camacho
By: _____, AIF
Elnora R. Camacho, Attorney in fact

Elnora R. Camacho

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Elnora R. Camacho, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 16th day of March, 2007.

Notary Public
State of Tennessee at Large

My Commission expires: 5/22/10

Brandon Pelizzari
State of Tennessee Notary Public
Davidson County

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 Elnora R. Camacho, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Thomas D. Camacho and that she is authorized by Thomas D. Camacho to execute this instrument on his behalf.

Witness my hand and seal at Hendersonville, Tennessee, this 16th day of March, 2005.

Notary Public at Large

My commission expires: 5/22/10

Brandon Pelizzari
State of Tennessee Notary Public
Davidson County