THIS INSTRUMENT PREPARED BY:
Bluegrass Title & Escrow, Inc.
625 East Main Street
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 04/04/07 15:55 2 pgs
Fees:13.00 Taxes:196.10
20070404-0040631

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
SHERRY PANNELL	SUNTRUST MORTGAGE, INC.	92-06-39
920 29TH AVENUE NORTH	201 4TH AVENUE NORTH, 6TH FLOOR	
NASHVILLE, TN 37209	NASHVILLE, TN 37219	

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 hereby acknowledged, James W Jackson and wife, Lottie Jackson, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Sherry Pannell, an unmarried person, hereinafter called the Grantee, her heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 5 on the Map of Bransford Realty Company's Subdivision of the westerly 1/2 of Block 2 in the Plan of Midway, as of record in Book 421, Page 74, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Said Lot fronts 35 feet on the easterly side of 29th Avenue North and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to James W. Jackson and wife, Lottie Jackson by Quit Claim Deed from Francine Jackson Vaughn, Carolyn Jackson, unmarried, Dorothy Hall, unmarried and Calvin Jackson, dated 08/10/1987 and recorded in Book 1056, Page 248, said Register's Office.

This is improved property known as: 920 29th Avenue North, Nashville, Tennessee 37209.

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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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 our hands this 30th day of MARCH, 2007. SP JW LW

30 Mar/07
JAMES W JACKSON

Lottie Jackson 30 Mar/07
LOTTIE JACKSON

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James W Jackson and Lottie Jackson, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and seal, this 30th day of march, 2007.

NOTARY PUBLIC

My Commission Expires: 5-28-07

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $53,000.00.

Sherry Parnell 3-30-07
Affiant

Subscribed and sworn to before me this 30th day of march, 2007.

NOTARY PUBLIC

My Commission Expires: 5-28-07