Return To:

This Instrument Prepared By:
Elite TitleCompany, LLC
109 West Park Drive, Suite 350
Brentwood, Tennessee 37027
6070166

Davidson County DEEDWARR
Recvd: 04/09/07 14:03 3 pgs
Fees:18.00 Taxes:491.73

20070409-0041874

Send Tax Bills To:
New Owner

New Owner is:
James W. Jackson and wife, Thelma Inez Jackson
545 Annex Avenue
Nashville, TN 37209

MAP: 090-12-0
PARCEL: 332.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Ha My Nguyen, unmarried** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **James W. Jackson and wife, Thelma Inez Jackson**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 29 on the Plan of Charlotte Park Subdivision of record in Book 3700, page 49, Register's Office for Davidson County, Tennessee. Said Lot No. 29 fronts on the west side of Annex Avenue and runs back 148.6 feet on the south line and 147.67 feet on the north line to a dead line in the rear on which measures 50.08 feet.

Being the same property conveyed to Ha My Nguyen, by Special Warranty Deed, from Federal National Mortgage Association, of record in Book 11439, Page 536, Register's Office for Davidson County, Tennessee, dated April 16, 1999 and recorded April 20, 1999.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

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Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and

that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 30th day of March, 2007.

GRANTOR:

Ha My Nguyen

Ha My Nguyen

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Ha My Nguyen**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 30th day of March, 2007.

Notary Public

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $132,900.00.

Affiant

SWORN TO and subscribed before me this 3rd day of March, 2007

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

NOTARY PUBLIC

My commission expires: