WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$210,000.00.**

Affiant

Subscribed and sworn to before me, this the 1st day of May, 2007.

Notary Public

My commission expires: 7-19-08

(AFFIX SEAL)

RYAN A. RAFOTH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

WINDMILL TITLE, LLC
01 SEABOARD LANE, SUITE 102
FRANKLIN, TENNESSEE 37067
5-771-3730 PH. 615-296-4600 FAX

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jeff Crosby Jackson	COUNTRYWIDE HOME LOANS	**Map 091-15 Parcel 114**
5204 Elkins Avenue	801 CRESCENT CTR DR	
Nashville, TN 37209	SUITE 500 FRANKLIN TN 37067	

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, WE,

Thomas Blake Segars, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jeff Crosby Jackson , MARRIED

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 part of Block No. 7 on the Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, Page 18, Register's Office for said County, described as follows:

BEGINNING at a point in the northerly margin of Elkins Avenue, formerly 2nd Avenue, said point being 105 feet West of 52nd Avenue North, formerly 11th Street; thence, West with the margin of Elkins Avenue, 55 feet to a point; thence, northerly 150 feet, more or less, to a point, said point being the southerly margin of Forte property as shown of record in Book 712, Page 483, said Register's Office, and the centerline of a ditch; thence, East with said ditch, 55 feet to a point; thence, southerly 150 feet, more or less, to the northerly margin of Elkins Avenue, being the point of BEGINNING.

Being the same property conveyed to Thomas Blake Segars, a single person, by Deed from Mina L. Baisch, a single person, of record in Instrument No. 20050131-0010800, Register's Office for Davidson County, Tennessee.

This is Improved (__X_) Unimproved (____) property, known as: **5204 Elkins Avenue, Nashville, TN 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 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. 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.

Witness my/our hand(s) this **1st** day of **May, 2007.**

Thomas Blake Segars

Davidson County DEEDWARR
Recvd: 05/11/07 15:46 2 pgs
Fees:13.00 Taxes:777.00

20070511-0056955

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 **Thomas Blake Segars ,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **1st** day of **May, 2007.**

Jennifer L. Johnson

Notary Public

JENNIFER L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

My Commission Expires: March 7, 2011