WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,000.00

Affiant

Subscribed and sworn to before me, this 2nd DAY OF July, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

G-VRE-07-249

Davidson County DEEDWARR
Recvd: 07/06/07 12:55 2 pgs
Fees:13.00 Taxes:588.30

20070706-0080803

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amy M. Jackson	CityLife Lending Group LLC	
377 Athens Way #403 (ADDRESS)	7445 New Technology Way (ADDRESS)	
Nashville, TN 37228 (CITY) (STATE) (ZIP)	Frederick, MD 21703 (CITY) (STATE) (ZIP)	83-15-77

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we TRACIE C. PENNINGTON , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto AMY M. JACKSON, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 37, FORTLAND PARK, ADDITION ONE, SECTION ONE, as shown on plat of record in Plat Book 2854, Page 68, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Tracie C. Pennington, unmarried by Warranty Deed from David P. Hall and wife, Glenda Hall, recorded on the 28th day of December, 2001 in Instrument No. 20011228-0143316, in the Register's Office of Davidson County, Tennessee. Jerome Patton joins in this instrument for the purpose of conveying any and all marital interests in and to said property.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 2753, page 612; Book 2963, page 618; Book 3164, page 344; Book 3431, page 100, Register's Office.

unimproved ( )
This is improved (X) property, known as 249 Riverside Drive, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 2nd day of July, 2007.

Tracie C. Pennington nka Patton

Jerome Patton

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tracie C. Pennington nka Patton and Jerome Patton, the within named bargainor, with whom I am personally 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 the 2nd day of July, 2007.

Notary Public

My Commission Expires:

(SEAL)

NOTARY PUBLIC ADAM EVOR Comm Exp 11/22/2008 DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903