This Instrument Prepared By:
Marshall L. Hix, Esquire
HIX & GRAY, PLC
1620 AmSouth Center
315 Deaderick Street
Nashville, Tennessee 37238-1620

Davidson County DEEDWARR
Recvd: 08/02/07 15:16 2 pgs
Fees:13.00 Taxes:92.50
20070802-0092141

Address New Owner	Send Tax Bills To:	Map & Parcel Nos.:
Jeffery Ackerman 9575 Sunny Brook Drive Brentwood, Tennessee 37027	**SAME**	**Map** 173-01-0 **Parcel No.** 285.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Peggy Pond**, unmarried (herein referred to as "Grantor") has this day bargained and sold and, by these presents, do hereby transfer and convey unto **Jeffery Ackerman,** unmarried (herein referred to as "Grantee"), his heirs and assigns, forever in fee simple, the following described tract or parcel of land located in DAVIDSON County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Section 3-A, Dreamland Estates Southeast of record in Plat Book 6050, page 411, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Peggy Pond by Special Warranty Deed from Ahval Edward Turner, Jr. Jacquelyn Marie Turner Harrell, Cheryl Lynn Turner Fewell and Melanie Ann Turner Weller (n/k/a Melanie Ann Turner Burress), of record in Instrument No. 20060817-0101657, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, his heirs and assigns, in fee simple, forever.

Grantor covenants with the Grantee that she is lawfully seized and possessed of said property, that she has a good and lawful right to sell and convey the same, and that the property is free from any lien or encumbrance whatsoever, except for applicable subdivision plans, zoning and building regulations, all visible easements, restrictions and limitations of record, and 2007 real estate taxes, which are prorated.

Grantor further covenants with the Grantee and binds herself, her heirs and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, his heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS as of the 31st day of July, 2007.

GRANTOR:

PEGGY POND

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $25,000.00.

AFFIANT

Subscribed and sworn to before me, 31st day of July, 2007.

NOTARY PUBLIC

My Commission Expires:
3-21-09

SHARI A. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

This is improved property known as 707 Ridgeview Court Antioch, Tennessee 37013.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Peggy Pond, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of July, 2007.

Notary Public

My Commission Expires:
3-21-09

(SEAL)

SHARI A. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.