Davidson County DEEDWARR
Recvd: 08/21/07 15:00 2 pgs
Fees:13.00 Taxes:1404.93
20070821-0100175

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

Return To:
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $379,709.50 .

Ashley S. Rud
Affiant

Subscribed and sworn to before me this 20th day of August, 2007.

Notary Public
My Commission Expires
COMMISSION EXPIRES 01/03/2011

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

07-1286

Address of New Owner:	Send Tax Bills to:	Tax Information:
Keith Jackson	Keith Jackson	105-14
2206 Eighth Avenue South	2206 Eighth Ave S	80.00
Nashville, TN 37206	Nashville, TN 37206	

WARRANTY DEED

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 **Harris J. Pearce and wife, Mary Pearce**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Keith Jackson and wife, Lisa Jackson**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

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

Being Lot No. 6 and the southerly 15 feet of Lot No. 5, Block No. 3 on the Plan of Yarbrough's Subdivision of Woodland, of record in Book 57, Page 155, Register's Office for said County.

Said Lot No. 6 and part of Lot No. 5 front together 65 feet on the easterly side of 8th Avenue South, formerly Spruce Street, and run back between parallel lines 165 feet (actual field measure being 156 feet), more or less to an alley.

Being the same property conveyed to Harris J. Pearce and spouse, Mary Pearce by deed from Iraj Barahimi and Mohammed Reza Shariati, as tenants in common, dated March 19, 2004, recorded in Instrument No. 20040326-0034572, Register's Office for said County.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **2206 Eighth Avenue South, Nashville, TN 37206.**

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 our hands this 20th day of August, 2007.

Harris J. Pearce

Mary Pearce

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 **Harris J. Pearce and wife, Mary Pearce**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 20th day of August, 2007.

Notary Public

My Commission Expires: 04/22/09

