20789-5
Box 14-A

WARRANTY DEED	State of Tennessee County of Davidson
Davidson County DEEDWARR Recvd: 09/19/07 13:52 2 pgs Fees:13.00 Taxes:111.00 20070919-0112229	The actual consideration or value, whichever is greater, for this transfer is **$30,000.00.** Affiant Subscribed and sworn to before me, this the 18th day of September, 2007. Notary Public My commission expires: 3/22/09 (AFFIX SEAL)

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
Mark A. Jackson	**Bank of America, N.A.**	Map 105-03 Parcel 323
5 North Hill Street	**100 North Tryon Street**	
Nashville, TN 37210	**Charlotte, NC 28255**	

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,

Rita L. McAdoo, ~~unmarried~~ married

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

Mark A. Jackson

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 Lot No. 2, on the Plan of Trimble's Addition, of record in Plat Book 57, Page 53, Register's Office for DAVIDSON County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Celestine Woods and daughter, Theresa Woods, by Installment Deed from Mrs. R.O. Mallernee, a widow, and Ewing O. Harper, Jr. and wife, Lillian G. Harper, of record in Book 3034, Page 436, Register's Office for Davidson County, Tennessee. The said Celestine Woods having since died on December 15, 2003 and Theresa Woods having since died on April 17, 1997. The said property was further conveyed to Rita L. McAdoo and Jeffery Woods, III, as joint tenants by Administrator's Quitclaim Deed from Rita L. McAdoo, Administrator of the Estate of Celestine Woods of record in Instrument No. 20041001-0118851 and further conveyed to Rita L. McAdoo by Quitclaim Deed from Rita L. McAdoo, married and Jeffery Woods, III, married as joint tenants of record in Instrument No. 20041001-0118852, said Register's Office for DAVIDSON County, Tennessee.

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

The above described property is not now, nor has it ever been, the residence of grantor or grantors spouse.

This is Improved (__X__) Unimproved (____) property, known as: **5 North Hill Street, Nashville, TN 37210**

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 **18th** day of **September, 2007.**

Rita L. McAdoo

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 **Rita L. McAdoo, married**, 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 **18th** day of **September, 2007.**

Notary Public

My Commission Expires: 3/22/09

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.