WARRANTY DEED

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER 108,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th day of November, 2007

Notary Public

MY COMMISSION EXPIRES: 5/24/08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DENISE E. COLE, ATTORNEY AT LAW
LOGOS TITLE & ESCROW, LLC
209 10th Ave. South, Suite 301A
NASHVILLE, TN 37203

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angela Edwards	New Owner	MAP 59-05 PARCEL 273
(NAME) 3017 Vista Valley Court	(NAME)	
(ADDRESS) Nashville, TN, 37218	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 12/13/07 10:00 2 pgs
Fees:13.00 Taxes:401.45
20071213-0143494

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I James R. Jackson and wife, Kimberly Jackson, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Angela Edwards, HEREINAFTER CALLED THE GRANTEE(S), 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. 278 on the Plan of Buena Vista Estates, Section 6, of record in Book 4460, page 85, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to James R. Jackson and wife Rose Jackson by deed from Curtis Ellis Construction Company, Inc. of record in Book 5740, page 843, re-recorded in Book 6884, page 324, said Register's Office, dated April 30, 1981. And being the same property conveyed to James R. Jackson by Quitclaim Deed from Rose Jackson of record in Book 10683, page 875, said Register's Office, dated October 7, 1997. The said James R. Jackson has since married. Kimberly Jackson joins in this conveyance for the purpose of conveying all right, title and interest in and to said property which she may have marital or otherwise.

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.

This is improved property known as: 3017 Vista Valley Court, Nashville, TN 37218

Witness my/our hand(s) this 30th day of November, 2007.

James R. Jackson, Seller

Kimberly Jackson, Seller

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 James R. Jackson and Kimberly Jackson, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official Seal this **30th day of November, 2007.**

Notary Public

My Commission Expires:_____

Please return to
Logos Title & Escrow, LLC
209 10th Ave. South, Suite 301A
Nashville, TN 37203

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Bill Garrett
Davidson County Register of Deeds