This Instrument Prepared By:
Leila Hansen, Esq.
9041 S. Pecos Road, #3900
Henderson, Nevada 89074

Davidson County DEEDWARR
Recvd: 12/13/07 10:32 3 pgs
Fees:18.00 Taxes:175.73
20071213-0143537

WHEN RECORDED RETURN TO:

RECORD-CHECK SERVICES, INC.
560 Colonial Rd. #203
Memphis, TN 38117

SPECIAL WARRANTY DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
Melissa Jackson	Melissa D. Jackson	Map/Parcel:
3115 Brickdale Lane	3115 Brickdale Lane	060-03-0-150.00
Nashville, Tennessee 37207	Nashville, Tennessee 37207	

FOR AND IN CONSIDERATION of the sum of FORTY SEVEN THOUSAND FOUR HUNDRED NINETY FIVE DOLLARS AND NO/100 ($47,495.00), cash in hand paid by the grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **GreenPoint Mortgage Funding, Inc.** has this day bargained and sold, and does hereby transfer and convey u nto the said **Melissa D. Jackson, a married woman**, Grantee herein, its successors and assigns, certain real estate in Davidson County, **Tennessee** as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Being the same property conveyed to GreenPoint Mortgage Funding, Inc. by Deed from Benjamin T. Jones, Co-Trustee, of record as Instrument No. 20061011-0126483, said Register's Office.

This deed warrants title only against claims held by, through, or under the grantor, or against encumbrances made by the grantor, and it cannot be held to warranty title generally against all persons. Grantor does further covenant and bind itself, and its successors and assigns to warranty and forever defend the title to the property to the said Grantee(s) against the lawful claims of the persons claiming by, through or under the grantor, but no further or otherwise. The Grantor covenant with the Grantee, his successors and assigns, that it is lawfully seized and possessed of the premises above conveyed, and have a good and lawful right to sell and convey the same.

The express purpose of this conveyance is to Transfer Title.

This is unimproved ( ) property known as 3115 Brickdale Lane, Nashville, Tennessee 37207
Improved (X)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances of record in the Register's Office of Davidson County, Tennessee.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all person, claiming by, through or under the Grantor, but against none other.

Whenever 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 hand this 1 day of November, 2007, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

GreenPoint Mortgage Funding, Inc.

By: _____
Corporate Officer
Printed Name & Title: John DeBerry, Asst Vice President

ACKNOWLEDGMENT

STATE OF Georgia)
COUNTY OF Muscogee) ss

Before me, Vanessa Vega a Notary Public of the State and County aforesaid, personally appeared John DeBerry with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Asst. Vice President of **GreenPoint Mortgage Funding, Inc.**, the within named bargainor, a corporation organized and operating under the laws of the State of Georgia, and that he/she as such _____ executed the foregoing instrument for the purposes contained therein, by signing the name of the corporation by himself/herself as AVP.

NOTARY STAMP/SEAL

VANESSA VEGA
NOTARY
PUBLIC
COMMISSION EXP. AUG. 14, 2011
MUSCOGEE COUNTY GA

WITNESS my hand and official seal, at office in _____ this 1 day of November, 2007.

Vanessa Vega
NOTARY PUBLIC
MY Commission Expires: 8/14/11

AFFIDAVIT OF VALUE

STATE OF Pennsylvania)
COUNTY OF Washington)

The actual consideration or value whichever is greater, for this transfer is $47,495.00.

Subscribed and sworn to before me this the 6th day of December, 2007.

(Affix Seal)

Belinda Anthony - Belinda Anthony
Affiant

Ernest G Lovelace
Notary Public
My Commission Expires: 7-12-2009

NOTARIAL SEAL
ERNEST G LOVELACE
Notary Public
CECIL TWP, WASHINGTON COUNTY
My Commission Expires Jul 12, 2009

EXHIBIT "A"
LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 3-A ZONE LOT DIVISION LOT 3, CREEKWOOD ESTATES, SECTION I, AS SHOWN ON SURVEY AND PLAT OF SAME APPEARING OF RECORD IN BOOK 6200, PAGES 36, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

EXCEPTING THEREFROM: RESTRICTIONS AS RECORDED IN BOOK 6225, PAGE 335 AND AS AMENDED: TO ALL MATTERS, RIGHT OR WAYS AND EASEMENTS AS SET FORTH IN DEED RECORDED IN BOOK 6202, PAGE 655.

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