PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(dm) Title No: 49198
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 03/06/08 14:46 2 pg:
Fees:13.00 Taxes:2886.00
20080306-0022791

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
James P.Marsden Lisa Marsden 1111 Lynnwood Blvd. Nashville, Tennessee 37215	New Owner

TAX MAP-PARCEL NUMBERS: 14407001700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$780,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John S. Jackson and spouse, Aisling Fenelon**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James P. Marsden and Lisa Marsden, husband and wife** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 20B on the Plan of Subdivision of Lots 20, 23, 24 and Reserve Parcel, Section three, Chickering Park of record in Book 3842, page 194 Register's Office for said County to which Plan reference is hereby made for a more complete description thereof. Together with and subject to a private driveway easement as set forth on the Plan of record in Book 3842, page 194, said Register's Office.

Being the same property conveyed to John S. Jackson and wife, Aisling Fenelon by deed from Scott Moskovitz and wife, Cindy Moskovitz dated July 18, 2002 and recorded on July 22, 2002 of record in Doc. No. 20020722-0087594 Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan, with Owner's Certificate, of record in Book 3842 Page 194, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description thereof. Subject to a Private Driveway Easement to be maintained by owners of Lots 20A, 20B, 23, 24 and 25, as set forth on the Plan of record in Book 3842, page 194 said Register's Office. Restrictions contained in instruments of record in Book 4219, page 334, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 1111 Lynnwood Boulevard, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of February, 2008.

John S. Jackson

Aisling Fenelon

State of TENNESSEE
County of DAVIDSON

On this 28th day of February, 2008 , before me the undersigned authority, personally appeared John S. Jackson and Aisling Fenelon, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 2, 2011

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $780,000.00

Affiant

Sworn and subscribed before me this the 28th day of February, 2008

My Commission Expires: 7-24-10 JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212