Davidson County DEEDWARR
Recvd: 03/28/08 08:34 3 pgs
Fees:18.00 Taxes:1350.50
20080328-0031052

(1)

MAP 145030; PARCEL 02900

This Instrument Was Prepared By:

YOST ROBERTSON NOWAK PLLC
133 Holiday Court, Suite 208
Franklin, TN 37067
(615) 790-9678

Send Tax Bills To:

SAME AS NEW OWNER

New Owner:

JULIA F. LITTLEJOHN
1309 Tyne Boulevard
Nashville, TN 37215

Mortgagee:

TAYLOR, BEAN & WHITAKER MORTGAGE CORP.
1417 North Magnolia Avenue
Ocala, FL 34475

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, GRANTORS, CHARLES P. JACKSON, JR. (as to a one-half undivided interest) and LINDA J. RAINEY, CHARLES P. JACKSON, III and DAVID E. JACKSON, as CO-TRUSTEES OF THE FRANCES H. JACKSON REVOCABLE POUR-OVER TRUST DATED JULY 11, 1991 (as to a one-half undivided interest), have bargained and sold and by these presents do transfer and convey unto JULIA F. LITTLEJOHN, Grantee, her heirs and assigns, the property located in Davidson County, Tennessee being described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Harpeth Acres Subdivision, Section Six, of record in Book 2331, page 85, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Charles P. Jackson, Jr. and wife, Frances H. Jackson by deed from Robert A. Pierce and wife, Louise H. Pierce of record in Book 3923, page 986, Register's Office of Davidson County, Tennessee. By QuitClaim Deed of record in Book 8398, page 864, said Register's Office, a tenancy in common was created in Charles P. Jackson, Jr. (one-half undivided interest) and Frances H. Jackson (one-half undivided interest). Frances H. Jackson died May 25, 2004 and by Executor's QuitClaim Deed of record at Instrument No. 20041111-0135744, Register's Office of Davidson County, Tennessee, her one-half interest in the subject property was conveyed to Linda J. Rainey, Charles P. Jackson, III, and David E. Jackson, as Co-Trustees of the Frances H. Jackson Revocable Pour-Over Trust dated July 11, 1991.

This is ( ) unimproved (X) improved property with an address of 1309 Tyne Boulevard, Nashville, TN 37215

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantee, her heirs and assigns forever.

AND GRANTORS DO COVENANT with the said Grantee that they are lawfully seized and possessed of said property in fee simple, have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows: **1)** Matters shown on the plan of Harpeth Acres Subdivision, Section Six, of record

in Book 2331, page 85, Register's Office of Davidson County, Tennessee. **2)** Building Restrictions as set forth in instrument of record in Book 2303, page 107, Register's Office of Davidson County, Tennessee. **3)** Agreement as to joint wall as set forth in instrument of record in Instrument No. 20041111-0135744, Register's Office of Davidson County, Tennessee. **4)** 2008 taxes are a lien but not yet due and payable. Said taxes have been prorated at closing and will be paid by Grantee when due and payable.

AND GRANTORS DO FURTHER COVENANT and bind themselves, their heirs, successors and representatives, to warrant and forever defend the title to said property, to the said Grantee, her heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS our hands on this the 25th day of March, 2008.

David E. Jackson Co-Trustee

DAVID E. JACKSON, CO-TRUSTEE OF THE FRANCES H. JACKSON REVOCABLE POUR-OVER TRUST

Charles P. Jackson Jr.

CHARLES P. JACKSON, JR.

BY: David E. Jackson

DAVID E. JACKSON, ATTORNEY-IN-FACT

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public of said County, DAVID E. JACKSON, as CO-TRUSTEE OF THE FRANCES H. JACKSON REVOCABLE POUR-OVER TRUST DATED JULY 11, 1991, the within named bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25th day of March, 2008.

Gail P. Luttrell

NOTARY PUBLIC

GAIL P. LUTTRELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 3-28-2010

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David E. Jackson the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of Charles P. Jackson and acknowledged that he executed the same as the free act and deed of the said Charles P. Jackson.

WITNESS my hand, at office, this 25th day of March, 2008.

NOTARY PUBLIC

GAIL P. LUTTRELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 3-28-2010

STATE OF Tennessee
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is Three Hundred Sixty Five Thousand and no/100 Dollars ($365,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this 25th day of March, 2008.

NOTARY PUBLIC

GAIL P. LUTTRELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 3-28-2010