This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW08191

Davidson County DEEDWARR
Recvd: 04/18/08 11:20 2 pgs
Fees:13.00 Taxes:425.50
20080418-0039458

Send Tax Bills To:
New Owner

New Owner is:
Chieu Tran
497 Elysian Field Rd. Apt. E8
Nashville, TN 37211

MAP & PARCEL: 119-16-0-088.00

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 all of which is hereby acknowledged, **Roger B. Jackson and wife, Katherine D. Jackson**, hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto the said **Chieu Tran** , hereinafter referred to as Grantee, his heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **931/933 Drummond Drive, Nashville, TN 37211**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 4 , as shown on the map entitled Resubdivision of Lot 24, Section 3, Battlewood, of record in Plat Book 3842, page 226, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Roger B. Jackson and wife, Katherine D. Jackson, by Warranty Deed from Troy Wayne Hill and wife, Tara Lynn Hill, dated September 30, 2004 and recorded October 6, 2004 in Instrument No. 20041006-0120333, Register's Office for Davidson County, Tennessee.

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantors are lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantors do further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 16th day of April, 2008.

GRANTOR(S):
Roger B. Jackson
By: Katherine D. Jackson, Atty-in-Fact
ROGER B. JACKSON
By: Katherine D. Jackson, Atty-in-Fact

Katherine D. Jackson
KATHERINE D. JACKSON

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Katherine D. Jackson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 16th day of April, 2008.

CONNIE S. MADDEN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Connie Madden
NOTARY PUBLIC
My Commission Expires: 1/12/09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Katherine D. Jackson**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in the Power of Attorney executed by Roger B. Jackson of record in Instrument No. 20080418-0039457, Register's Office of Davidson County, TN, and who executed the foregoing instrument on behalf of Roger B. Jackson, and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 16th day of April, 2008.

CONNIE S. MADDEN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Connie Madden
NOTARY PUBLIC
My Commission Expires: 1/12/09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$115,000.00**.

AFFIANT

SWORN TO and subscribed before me this 16th day of April, 2008.

CONNIE S. MADDEN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Connie Madden
NOTARY PUBLIC
My commission expires: 1/12/09