Davidson County DEEDWARR
Recvd: 05/02/08 13:46 2 pgs
Fees:13.00 Taxes:1017.50
20080502-0045254

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Sara M. Jacobs
6417 Lansing Drive
Nashville, TN 37209

SEND TAX BILL:

New Owner

MORTGAGEE:

MAP AND PARCEL:
Map 102-8
Parcel 25

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **GENIE MUSE MCCORD, unmarried**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **SARA M. JACOBS, unmarried**, ("Grantee"), her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot(s) 309, as shown on the map entitled Horton Heights, Section "J", of record in Plat Book 2133, page 68, 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 GENIE MUSE MCCORD, UNMARRIED, by deed from ELIE ROESCH BERNARD, JR., of record as Instrument No. 20011026-0117295, dated October 26, 2001, as corrected by an Affidavit of Scrivener's Error of record as Instrument No. 20080318-0027210, dated March 17, 2008, said Register's Office.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 6417 Lansing Drive, Nashville, TN 37209.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that she is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the

assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 25th day of April, 2008.

GENIE MUSE MCCORD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared GENIE MUSE MCCORD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 25th day of April, 2008.

Notary Public

My Commission Expires: 01/24/2009

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $275,000.00.

AFFIANT

Subscribed and sworn to before me this 25th day of April, 2008.

DANA P. MASON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

NOTARY PUBLIC

My Commission Expires: 3/1/09