WARRANTY DEED



State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$710,000.00.**

Affiant

Subscribed and sworn to before me, this the 17th day of October, 2008.

Notary Public

My commission expires:_____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Kimberly B. Jackson **Lawrence V. Jackson**	Regions Bank DBA Regions Mtg.	**Map 104-16 Parcel 234**
1913 Beechwood Avenue	2050 Parkway Office Circle RCN-6	**Davidson County DEEDWARR** **Recvd: 10/23/08 11:09 3 pgs** **Fees:18.00 Taxes:2627.00** **20081023-0106109**
Nashville, Tennessee 37212	Birmingham, AL 35244	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

William A. Maclean, Jr. and Georjann A. Maclean

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kimberly B. Jackson and Lawrence V. Jackson, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 220 on the Plan of Belmont Land Co.'s Plan, Belmont Heights, of record in Book 421, Page 34, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Said portion of Lot No. 220 fronts 50 feet on the southerly margin of Beechwood Avenue and extends back 175 feet on the easterly line and 175.31 feet on the westerly line to an alley in the rear, measuring 50 feet thereon.

Together with the rights and privileges conveyed to the owners of the easterly 50 feet of the easterly 100 feet of Lot 220, by the owners of the westerly 50 feet of the easterly 100 feet of Lot 220 for driveway easement by Joint Driveway Agreement of record in Book 6219, Page 93, said Register's Office.

BEING the same property conveyed to William A. Maclean, Jr. and Georgann A. Maclean, husband and wife, by Warranty Deed from Michael Dobbs, Nancy Dobbs and Seth Dobbs, of record in Instrument No. 20070423-0048074, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

This instrument is being executed on behalf of William A. Maclean, Jr. and wife, Georjann A. Maclean, pursuant to a Power of Attorney executed by same on the 19th day of March, 2007, of record in Instrument No. **20081023-0106108** **, Register's Office for Davidson County, Tennessee.**

This is improved (__x__) Unimproved (____) property, known as **1913 Beechwood Avenue, Nashville, Tennessee 37212**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my/our hand(s) this **17th** day of **October, 2008.**

William A. Maclean, Jr.

By: ATTY IN FACT
Howard Robinson, Attorney-In-Fact

Georjann A. Maclean

By: ATTY IN FACT
Howard Robinson, Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named Howard Robinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for William A. Maclean, Jr. and Georjann A. Maclean, and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said William A. Maclean, Jr. and Georjann A. Maclean for the purpose therein contained, by signing the name of William A. Maclean, Jr. and Georjann A. Maclean by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of **October, 2008.**

Notary Public

My Commission Expires: 3/7/2011

JENNIFER L. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Prepared by:
Bicentennial Title & Escrow Inc.
2280 Rosa L. Parks Blvd, Ste 300
Nashville, TN 37228

I, **Kevin Moore**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kevin Moore

State of Tennessee

County of Davidson

Personally appeared before me, **Tiffany R Addison**, a notary public for this county and state, **Kevin Moore** who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed

Tiffany R Addison



My Commission Expires:_____