Davidson County DEEDWARR
Recvd: 12/10/08 08:48 4 pgs
Fees:23.00 Taxes:155.40
20081210-0118983

PREPARED BY: & Return To:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
101 ELMORE AVENUE
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 3rd day of December, 2008, by and between PHYLLIS ANN FREEMAN FREEMON and JAMES ALLAN FREEMAN AND FRANK RAY FREEMAN, BEING ALL OF THE DEVISEES UNDER THE WILL OF CHARLIE W. FREEMAN, DECEASED, hereinafter called Grantors, and MALINDA R. JACOX and JACKIE JACOX, WIFE AND HUSBAND, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, PHYLLIS ANN FREEMAN FREEMON and JAMES ALLAN FREEMAN AND FRANK RAY FREEMAN, BEING ALL OF THE DEVISEES UNDER THE WILL OF CHARLIE W. FREEMAN, DECEASED, as Grantors, do hereby bargain, sell, transfer and convey unto MALINDA R. JACOX and JACKIE JACOX, WIFE AND HUSBAND, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1124 CHESTER AVENUE, NASHVILLE, TENNESSEE 37206.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantees that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, assigns, representatives and beneficiaries, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of the Grantors on this the day and year first above written.

SELLER(S):

Phyllis Ann Freeman Freemon
PHYLLIS ANN FREEMAN FREEMON
Signature of Seller

James Allan Freeman
JAMES ALLAN FREEMAN
Signature of Seller

Frank Ray Freeman
FRANK RAY FREEMAN

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PHYLLIS ANN FREEMAN FREEMON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand, at office, this 3rd day of December, 2008.

Denise C. Allis

Notary Public

DENISE C. ALLIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: MY COMMISSION EXPIRES May 08, 2012

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, JAMES ALLAN FREEMAN, the within named 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 for the purposes therein contained.

Witness my hand, at office, this 3rd day of December, 2008.

Denise C. Allis

Notary Public

My Commission Expires: MY COMMISSION EXPIRES May 08, 2012

DENISE C. ALLIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, FRANK RAY FREEMAN, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at Madison, **Tennessee, on this the** 3rd **day of December, 2008.**

Notary Public

DENISE C. ALLIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
My Commission Expires: May 08, 2012

Name and Address of Property Owner:

MALINDA R. JACOX and JACKIE JACOX

3317 COUNTRY RIDGE DRIVE
ANTIOCH, TENNESSEE 37013

Property Address:

1124 CHESTER AVENUE, NASHVILLE, TENNESSEE 37206

Person Responsible for Taxes:

Same.

Map & Parcel #: MAP 72.14, PARCEL 85.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE :
COUNTY OF DAVIDSON **:**

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$42000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 3rd day of **December, 2008.**

Notary Public

DENISE C. ALLIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
May 08, 2012

My Commission Expires: _____

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
101 ELMORE AVENUE
MADISON, TN 37115 08-8228

EXHIBIT 'A'

Land in Davidson County, Tennessee, being the easterly one-half of Lot No. 16 on the Plan of A. H. Robinson's Subdivision of certain lots in Brownsville, as of record in Book 57, page 1, Register's Office for said County.

Said part of Lot No. 16 fronts 47 1/2 feet on the southerly side of Chester, formerly Chesterfield Avenue and runs back 270.2 feet on the easterly line and 271 feet on the westerly line to the center of an unnamed Street, measuring 47 1/2 feet thereon.

Being the same property conveyed to Charlie W. Freeman and wife, Mildred Christine Freeman, by Deed from Nell P. Young, of record in Book 4766, page 243, Register's Office for DAVIDSON County, Tennessee, the said Mildred Christine Freeman having since died on 9-25-99, the property vested by operation of law in her surviving spouse, Charlie W. Freeman. Charlie W. Freeman, a/k/a Charlie Wade Freeman, died on September 23, 2007, unmarried and testate, and by his Last Will and Testament filed in the Probate Court for Davidson County, Tennessee, Docket No. 07P-1876 Will Instrument _____, the property was devised unto Frank Ray Freeman, Phyllis Ann Freeman Freemon and James Allan Freeman, the grantors herein.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2009 and subsequent years, A LIEN, not yet due and payable (MAP 72.14, PARCEL 85.00).
2. All matters as set forth on the Plan of record in Book 57, page 1, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Subject to Metropolitan Government of Nashville and Davidson County Codes Letter dated March 7, 2007, of record in Instrument Number 20070312-0030147, Register's Office for DAVIDSON County, Tennessee, stating that the structure is unfit for human habitation and requiring repairs or to vacate and close the building.