PLEASE RETURN TO:
ERISSIM TITLE
2309 CREESTMOOR RD
NASHVILLE TN 37215

Davidson County DEEDWARR
Recvd: 12/15/08 10:30 2 pgs
Fees:13.00 Taxes:667.85

20081215-0119928

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $180,500.00

Affiant

Subscribed and sworn to before me, this 23rd day of October, 2008.

Notary Public

Expiration of commission.

MARGARET SHERBERT
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.
My Commission Expires JUNE 5, 2011

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Craig A. Jackson **Ashley E. Jackson**	FRANKLIN AMERICAN	**Map 082, Group 07-0, Parcel 189.00**
337 Hancock Street	501 CORPORATE CENTRE DR STE 400	
Nashville, TN 37207	FRANKLIN TN 37067	

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 AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED,

Denise Suthoff

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

Craig A. Jackson and wife, Ashley E. Jackson

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 Lot No. 49 in the plan of the East Nashville Real Estate Company and adjoining the eastern suburb of the City of Nashville, of record in Book 57, page 11, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Tommy Ring, by Warranty Deed, from Kapital Achievement, LLC, (an LLC) as Tenancy in Common of record in Instrument No. 20060929-0121013, Dated September 25, 2006. Said property was conveyed to Denise Suthoff, by Quitclaim Deed, from Tommy Ring, of record in Instrument No. 20070905-0106586, Dated August 29, 2007, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 57, page 11, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is property known as 337 Hancock Street, Nashville, TN 37207.
ASHLEY E JACKSON AND ASHLEY JACKSON ARE ONE AND THE SAME PERSON.
CRAIG A JACKSON AND CRAIG JACKSON ARE ONE AND THE SAME PERSON.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits. 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 23rd day of October, 2008.

Denise Suthoff

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Denise Suthoff, the within named sellers, with whom I am personally acquainted (or proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of October, 2008.

Notary Public

My Commission Expires: 9/16/09

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: **08666-CD**
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2309 CRESTMOOR RD
NASHVILLE TN 37215