PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

104 Woodmont Blvd., Suite 100

Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20090062155 DEEDWARR
Recvd: 09/10/09 12:59 2 pgs
Fees:13.00 Taxes:6613.75
20090910-0084843

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 50185
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Edward Jackson Elizabeth Jackson 5053 Hill Place Dr. Nashville, Tennessee 37205	SAME

TAX MAP-PARCEL NUMBERS: 116020B05400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,787,500.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Christy W. Ivey, Trustee with full power to sell, transfer, convey and encumber without joinder of any beneficiary**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Edward Jackson and spouse, Elizabeth Jackson** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Hill Place of record in Book 7900, page 913 and pages 923 through 932 (at page 930) as amended in Book 9854, page 235 and Book 10058, page 112, Register's Office for said County, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Christy W. Ivey, Trustee with full power to sell, transfer, convey and encumber without joinder of any beneficiary by Deed from David A. Dingess and wife Elizabeth G. Dingess. dated August 25, 2009, and recorded on August 28, 2009 of record in Doc. No. 20090828-0081110, Register's Office of Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2009, and subsequent years; The Plan, with Owner's Certificate, of record in Book 7900, Pages 913 and pages 923 through 932, amended in Book 9854, page 235 and Book 10058, page 112, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 9645, page 85, Book 9658, page 19, Book 10872, page 520, Book 11548, page 57, Doc. No. 20010510-0048634, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 5053 Hill Place Drive, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 9th day of September, 2009.

Christy W. Ivey, Trustee

State of TENNESSEE
County of DAVIDSON

On this 9th day of September, 2009 , before me the undersigned authority, personally appeared Christy W. Ivey, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 3/20/2010

Notary

DEBORAH H. BERRIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $1,787,500.00

Affiant

Sworn and subscribed before me this the 9th day of September, 2009

Notary Public

My Commission Expires: 3/20/2010

DEBORAH H. BERRIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.