22151-8

Box 14A

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20090074970 DEEDWARR
Recvd: 11/03/09 13:51 2 pgs
Fees:13.00 Taxes:1665.00
20091103-0101545

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **450,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF OCTOBER 2009.

Notary Public

MY COMMISSION EXPIRES: 10-21-12

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tracy Jackson	SunTrust Mortgage, Inc.	MAP 117-4
2811 Oakland Avenue	P.O. Box 79041	PARCEL 246
Nashville, TN 37212	Baltimore, MD 21279	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Michael Hester and wife, Kara Rae Mahoney**

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

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 southerly part of Lot number 102 on the plan of Belmont Terrace, as of record in Book 421, page 101, Register's Office for Davidson County, Tennessee.

The said southerly part of Lot number 102 fronts 60.0 feet on the westerly side of Oakland Avenue and runs back between lines, 160.0 feet on the northerly line and 160.6 feet on the southerly line along the northerly margin of an alley, to another alley in the rear on which it measures 40.0 feet thereon.

Being the same property conveyed to Michael Hester and Kara Rae Mahoney by deed recorded as instrument number 20051129-0143560,said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is **(X)** IMPROVED property known as **2811 Oakland Avenue, Nashville, TN 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, their heirs and assigns forever; and we do covenant with 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 our hands this the 29th day of October, 2009.

Kara Rae Mahoney by Jenkins Hardin, Attorney-in-Fact

Michael Hester by Jenkins Hardin, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF TENNESSEE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jenkins Hardin** 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 on behalf of **Kara Rae Mahoney and Michael Hester**, as their Attorney in Fact, as the free act and deed of the within named **Michael Hester and Kara Rae Mahoney**.

Witness my hand and official seal this the 29th day of October, 2009.

My Commission expires 1-9-12

Notary Public

