STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $236,000.00.

Affiant

Subscribed and sworn to before me, this the 16th day of November, 2009.

Notary Public

My commission expires: 7-25-12

BILL GARRETT, Davidson County
Trans:T20090078132 DEEDWARR
Recvd: 11/17/09 11:08 2 pgs
Fees:13.00 Taxes:873.20
20091117-0105753

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Nancy J. Delboy	**New Owner**	91-15-114
1029 Nighthawk Lane		
Mt. Juliet, TN 37122		

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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

Jeff Crosby Jackson, unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nancy J. Delboy, unmarried

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 part of Block No. 7 on the plan of Realty Savings Bank & Trust Co's. Revised Plan of West Extension of Charlotte Park Company's First Addition, of record in Book 421, page 18, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the northerly margin of Elkins Avenue, formerly 2nd Avenue, said point being 105.0 feet west of 52nd Avenue, North, formerly 11th Street; thence west with the margin of Elkins Avenue, 55.0 feet to a point; thence northerly 150.0 feet, more or less, to a point, said point being the southerly margin of Forte property as shown of record in Book 712, page 483, said Register's Office, and the centerline of a ditch; thence east with said ditch, 55.0 feet to a point; thence southerly 150.0 feet, more or less, to the northerly margin of Elkins Avenue, being the point of beginning.

Being the same property conveyed to Thomas Blake Segars, a single person by deed from Mina L. Baisch, a single person, of record in Instrument No. 20050131-0010800, Register's Office for Davidson County, Tennessee, dated January 27, 2005.

Being the same property conveyed to Jeff Crosby Jackson, married by deed from Thomas Blake Segars, a single person of record in Instrument No. 20070511-0056955, Register's Office for Davidson County, Tennessee, dated May 1, 2007. Said Jeffrey Crosby Jackson having since Divorced by Final Divorce Decree, Docket No. 07D426, in the Eight Circuit Court for Davidson County, Tennessee.

This conveyance is subject to all matters shown on the Plan of record in Book 421, Page 18, Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (____) property known as 5204 Elkins Ave, Nashville, TN 37209.

91-15-114 is the parcel identification number assigned to the property by the county tax assessor's office.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 HANDS EFFECTIVE AS OF November 16, 2009:

Jeff Crosby Jackson by Starling Davis, AIF

Jeff Crosby Jackson by Starling Davis, AIF

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, _____, the within named Grantor(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 office, this the 16th day of November, 2009.

My Commission Expires:_____

_____
Notary Public

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT

Personally appeared before me, a Notary Public of said County and State, STARLING DAVIS with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for JEFF CROSBY JACKSON ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 16th day of November, 2009.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

CORPORATE ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be _____ of _____, the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of the corporation.

Witness my hand, at office, this the 16th day of November, 2009.

My Commission Expires:_____

_____
Notary Public

20091824R