LILLIE ROSSITER b/s/p/a LILLIE M. WILSON

TO: **WARRANTY DEED**

DARREN JACKSON and wife, JESSICA JACKSON

BILL GARRETT, Davidson County
Trans:T20090087584 DEEDWARR
Recvd: 12/30/09 13:19 2 pgs
Fees:13.00 Taxes:381.10
20091230-0118486

THIS DEED OF REALTY, executed as of the 28th day of December, 2009, by Grantor, LILLIE ROSSITER b/s/p/a LILLIE M. WILSON, a married person, to Grantees, DARREN JACKSON and wife, JESSICA JACKSON, Witnesseth:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantees, to have and to hold to them, as tenants by the entireties, and to their heirs and assigns forever, in fee simple, certain realty situated in Davidson County, Tennessee, and bounded and described as follows:

> Land in Davidson County, Tennessee, being Lot 259, as shown on the map entitled Maplecrest Subdivision, of record in Plat Book 1835, Pages 27 and 28, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. This description was obtained from the previous deed of record.
>
> The subject property is designated as Map and Parcel No. 084-11-0-130, on the Maps of the Assessor of Property for Davidson County, Tennessee.
>
> AND BEING the same property conveyed to Lillie M. Wilson by deed from Douglas W. Sposa and wife, Lisa K. Sposa, executed April 24, 1990, and filed April 26, 1990 in Book 8096, Page 341, Register's Office for Davidson County, Tennessee.

That Grantor (1) covenants that she is lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for (a) 2009 taxes which will be paid at closing; and (b) building setback lines, utility and drainage easements and all other matters as shown by plat or survey of record, if any; (2) will forever warrant and defend the title unto Grantees and to their heirs and assigns against all lawful claims; subject, however, to restrictive covenants of record in the Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

LESLIE C. ROSSITER joins to convey any marital or inheritance rights he may have in the subject property.

IN WITNESS WHEREOF, Grantor has executed this deed as of the date written first herein.

LILLIE ROSSITER b/s/p/a LILLIE M. WILSON

LESLIE C. ROSSITER

(GRANTOR)

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, LILLIE ROSSITER b/s/p/a LILLIE M. WILSON and LESLIE C. ROSSITER, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this 28th day of December, 2009.

CHRISTINA M. BARTEE STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Notary Public
My Commission Expires: 9-30-2013

Property Owners Name and Address:

DARREN JACKSON & JESSICA JACKSON

2327 Dennywood Drive
Nashville, Tennessee 37214

Person Responsible for Payment of Taxes:

LILLIE ROSSITER
5200 STACY SPRINGS RD.
SPRINGFIELD, TN 37172

PROPERTY ADDRESS: 2327 Dennywood Drive, Nashville, Tennessee 37214

STATE OF TENNESSEE, COUNTY OF Robertson, I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$103,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 28th day of December, 2009

CHRISTINA M. BARTEE STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Notary Public or Register of Deeds
for Davidson County, Tennessee
My Commission Expires: Sept 30, 2013

This Instrument Prepared By:
Christina M. Bartee, Attorney
Batson, Nolan, Pearson, Miller & Joiner
105 Fifth Avenue West, Suite 201
Springfield, Tennessee 37172