WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100037918 DEEDWARR
Recvd: 06/22/10 10:23 3 pgs
Fees:18.00 Taxes:684.50

20100622-0048622

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$185,000.00**

Retha B Jackson
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE **21ST DAY OF JUNE, 2010.**

NOTARY PUBLIC

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JASON GARRISON STATE OF TENNESSEE NOTARY PUBLIC COMMISSION EXPIRES MAY 2014 ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Creative Title and Escrow, LLC
1994 Gallatin Road North, Suite 303, Madison, TN 37115

Address New Owner(s) As Follows:	***Send Tax Bills To:***	Map and Parcel Number:
Retha B. Jackson	**SAME**	**03404003200**
423 Northside Drive		
Madison, TN 37115		

FOR AND IN 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,

William Eugene Gentry and wife, Linda A. Gentry

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

Retha B. Jackson, an widowed woman, and her son, William F. Jackson, III, an unmarried man, as Joint Tenants with the right of survivorship

****** **It is the intention of this conveyance that the property be vested in the longest liver.**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **Davidson** COUNTY, STATE OF **Tennessee,** DESCRIBED AS FOLLOWS, TO-WIT:

See attached legal Exhibit "A"

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

City and or County taxes for the year 2010 and subsequent years a lien but not yet due and payable.

All Easements, Restrictive Covenants and Conditions, and other matters of record, including all items set out on any applicable plat of record.

No coverage is afforded as to the exact amount of acreage or square footage contained within the property herein described.

All matters on the Plan of Record in Plat Book 3842, page 229, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

All Restrictions of record in Book 4293, page 979, Book 4219, page 79, Book 4020, page 752, and Book 4104, page 369, said Register's Office.

(X) Improved
This ( ) Unimproved property is known as: **423 Northside Drive**
Madison, TN 37115

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 not 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 ever 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 my hand this 21st day of June, 2010.

William E. Gentry **Linda A. Gentry**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **William E. Gentry and Linda A. Gentry**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison Tennessee

This 21st day of June, 2010.

Notary Public

My Commission Expires:

RON GARRISON
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. MAR. 4, 2014
ROBERTSON COUNTY

Exhibit "A"

Land in Davidson County, State of Tennessee, being Lot No. 33 on the Plan of North Hill Estates, Section 4, as of record in Book 3842, page 229, Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of Northside Drive, common corner of Lots Nos. 32 and 33; thence with the line between said two lots, northwardly 304.75 feet to a point, corner of Lot No. 33 in the southerly line of Lot No. 34; thence with the line between said Lots Nos. 33 and 34, eastwardly 169.20 feet to a point in the westerly margin of Cumberland Hills Drive; thence with said margin, southwardly 93.90 feet to a point; thence continuing with said margin, Southwardly 166.10 feet to the beginning of a curve having a radius of 25 feet; thence with said curve, southwestwardly 39.27 feet to a point in the northerly margin of said Northside Drive; thence with said margin, eastwardly 120.61 feet to the point of beginning.

Being the same property conveyed to WILLIAM EUGENE GENTRY AND WIFE, LINDA A. GENTRY, by Warranty Deed from THOMAS S. BURNETTE, JR., ADN WIFE, MARY C. BURNETTE, filed for record 03/25/1969 in Book 4320, page 252, Register's Office for ROBERTSON County, Tennessee.