Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Return to:
Gregory C. Krog, Jr., Attorney
840 Valleybrook, Memphis, Tennessee 38120
GK10R0016
TST#65439
03-1007-36637

STATE OF TENNESSEE
COUNTY OF _____
The actual consideration or value, whichever is greater, for this transfer is $190,000.00

Rachelle Caudell
Affiant

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013

Subscribed and sworn to before me, this 3rd day of August, 2010.

September 2010

Notary Public
My commission expires: 02/11/13

Address of Property & New Owner:	Send Tax Bills to:	Tax Parcel Identification No.
Kenneth A. Krog 7145 Bay Cove Trail Nashville TN 37221	Regions Bank 2050 Parkway Office Circle RCN-6 Mail Code: ALBH40602B Birmingham, AL 35244	141-12-0-B 87.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, James C. Jackson, a married man, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kenneth A. Krog and wife, Jennifer C. Krog, hereinafter called the Grantees, their successors 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 Lot No. 99, on the plan of Phase 4, Southampton, of record in Book 6250, Page 565, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James C. Jackson, a married man by deed from J. Michael Rogers and wife, Debra L. Rogers, dated May 24, 2002, recorded May 29, 2002, of record in Instrument No. 20020529-0065005; re-recorded in Instrument No. 20020607-0069729 Register's Office for Davidson County, Tennessee.

Michelle Jackson, wife of James C. Jackson, joins in the execution of this instrument to convey whatever interest she may have in subject property by reason of her marriage to James C. Jackson, but any covenants or warranties by her extend only to such marital interest, if any.

This conveyance is subject to Building lines, easements, setbacks, and restriction, as shown in plat of record at Plat Book 6250 Page 565, Declaration Of Covenants, Conditions, and Restrictions of Southampton Phase 3, at Deed Book 6120-450, as amended at Deed Book 6231 Page 63; and as extended to Southampton Phase 4 by first supplemental declaration at Deed Book 6624 Page 569, the Charter of Southampton Homeowners' Association Inc. at Deed Book 6323 Page 132 and the By-Laws of Southampton Estates Homeowners' Association, at Deed Book 6355 Page 517, Deed Restrictions in Quit Claim at Deed Book 7385 Page 769, and zoning and municipal ordinances of Metropolitan Nashville/Davidson County, Tennessee.

This property is improved property known as 7145 Bay Cove Trail, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20100056243 DEEDWARR
Recvd: 09/08/10 10:09 2 pgs
Fees:13.00 Taxes:703.00
20100908-0071372

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.

All references to Records of the Register's Office, Instruments, Instrument Numbers, or Book and Page Numbers are to the records of the Register of Deeds of Davidson County, Tennessee.

WITNESS my hand this 3rd day of ~~August~~ September, 2010.

James C. Jackson
James C. Jackson

Michelle Jackson
Michelle Jackson

By: Helen Diane Little,
By: Helen Diane Little, his attorney in fact atty. in fact

By: Helen Diane Little, her
By: Helen Diane Little, her attorney in fact atty. in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a State of Tennessee Notary Public, the within named Helen Diane Little, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for James C. Jackson and Michelle Jackson and that she is authorized by James C. Jackson and Michelle Jackson to execute this instrument on their behalf.

Witness my hand and official seal at Nashville, TN, this 3rd day of ~~August~~ September, 2010.

Diane K. Mann
Diane K. Mann
State of Tennessee Notary Public

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

My commission expires: