RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

PREPARED BY:
BOX 50-B

THIS INSTRUMENT PREPARED BY:
Mudter & Patterson
An Association of Attorneys
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215

~~**Record & Return To:**~~
~~**First Title & Escrow Co., Inc.**~~
~~**FTEC File No. 30410-01-2012**~~
~~File Box 9B~~

STATE OF TENNESSEE, COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $241,000.00.

Affiant

Subscribed and sworn to before me this 29th day of February, 2012.

Notary Public

My Commission Expires: May 6, 2013

KIMBERLY R. DOUGHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Jamye F. O'Neal Jonathan R. O'Neal 111 - 39th Avenue North Nashville, TN 37209	Brand Mortgage Group 6224 Sugarloaf Pkwy Ste 200 Duluth, GA 30097	Map and Parcel No.: 104 050 01300

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ethan D. Jackson and wife, Lisa J. Jackson**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jamye F. O'Neal and husband, Jonathan R. O'Neal** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 111 - 39th Avenue North, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of February, 2012.

Ethan D. Jackson

Lisa J. Jackson

BILL GARRETT, Davidson County
Trans:T20120015526 DEEDWARR
Recvd: 03/02/12 11:25 2 pgs
Fees:13.00 Taxes:891.70
20120302-0018447

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Ethan D. Jackson and Lisa J. Jackson**, 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, at office, this 29th day of February, 2012.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of part of West Grove Subdivision, of record in Plat Book 421, page 87, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Ethan D. Jackson and wife, Lisa J. Jackson, by deed dated November 30, 2004, from Derek R. Johnson and wife, Tasha N. Johnson, of record in Instrument No. 20041206-0145080, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2012, a lien, but not yet due and payable, which have been prorated and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 421, page 87, Register's Office for Davidson County, Tennessee.