BILL GARRETT, Davidson County
Trans:T20130030510 DEEDWARR
Recvd: 04/15/13 10:54 4 pgs
Fees:22.00 Taxes:0.00
20130415-0036977

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ 50.00

AFFIANT

This instrument was prepared
Upon information furnished by the
Parties by:
Howard M. Skipworth #012469
Attorney at Law
6408 Clarksville Pike
P.O. Box 489
Joelton, Tennessee 37080
Telephone: (615) 876-2594
Fax: (615) 876-4292

Subscribed and sworn to before me
This 12th day of
April, 2013.

NOTARY PUBLIC

BONNIE K. SKIPWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires:

MY COMMISSION EXPIRES:
November 3, 2015

NOTE TO REGISTER: AFTER RECORDING RETURN TO Howard M. Skipworth AT THE ABOVE ADDRESS

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SHERRY JONES 2130 VALLEY VIEW ROAD JOELTON, TN 37080	SHERRY JONES 2130 VALLEY VIEW ROAD JOELTON, TN 37080	02800004600

WARRANTY DEED

WHEREAS, SHERRY JONES (the "Grantee") is the owner and holder of a certain promissory note dated May 26, 2009, from STEVEN MICHAEL JACKSON (the "Grantor") to the Grantee, in the original principal amount of fifty-seven thousand and no/100 ($57,000.00) Dollars, which is secured by the deed of trust of record at Instrument NO. 20090527-0048609, Register's Office for Davidson County, Tennessee;

WHEREAS, the Grantor has agreed to make, and the Grantee has agreed to accept, this conveyance in return for full and complete satisfaction of said promissory note and the release of said deed of trust;

NOW THEREFORE, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and Valuable consideration, the receipt and sufficiency of which is hereby acknowledged, transfer and convey unto SHERRY JONES, the Grantee, her heirs and assigns, a certain tract of land in Davidson County, Tennessee, Described as follows:

See attached Exhibit "A" for description

Being the same property conveyed to STEVEN MICHAEL JACKSON by deed from SHERRY JONE, of record in Instrument No.200905270048608, Register's Office for Davidson County, Tennessee.

This is improved property known as: 5007 Ridge Road, Joelton, Tennessee 37080.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee her heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; and Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

The Grantee executes this instrument for the sole purpose of agreeing that this conveyance is for the full and complete satisfaction of the herein described promissory note and release of the herein described deed of trust.

WITNESS our hands this 12th day of April, 2013.

GRANTOR:

STEVEN MICHAEL JACKSON

GRANTEE:

SHERRY JONES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared, STEVEN MICHAEL JACKSON, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 12th day of April, 2013.

NOTARY PUBLIC

My commission expires:

BONNI K. SKIPWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
November 3, 2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared, SHERRY JONES, 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.

Witness my hand and official seal at Franklin, Tennessee, this 12TH day of Apr. '10, 2013.

NOTARY PUBLIC

My commission expires:

BONNI K. SKIPWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
November 3, 2015

EXHIBIT "A"

Land situated in the 14th Civil District of Davidson County, Tennessee, beginning at the intersection ofGrays Point Road and the Ridge Road South 87 1/4 degrees West 511.1 feet to a stake; thence South 10 3/4 degrees East 531.1 feet to a stake near a hollow; thence north 87 1/2 degrees East 511.1 feet to the center of Grays Point Road; thence with a center of same North 10 3/4 Degrees West 511.1 feet to the beginning, containing 6 acres, more or less.