THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20130103728 DEEDWARR
Recvd: 12/11/13 14:01 2 pgs
Fees:13.00 Taxes:388.50
20131211-0125630

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***105,000.00.

Affiant

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn to before me this 10th day of December, 2013.

Notary Public

My Commission Expires: 8.21.17

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Beverly Wilson 1103 Wade Avenue Nashville, Tennessee 37203	Franklin American Mortgage Company 501 Corporate Centre Drive Suite 400 Franklin, Tennessee 37067	MAP 105-09-0 PARCEL 136.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Five Thousand and 00/100 Dollars ($***105,000.00) cash in hand paid, the receipt of which is hereby acknowledged, we, Yolanda Harris-Jackson and William Jackson, wife, and husband, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Beverly Wilson, unmarried, and Roger Adamson, unmarried, (hereinafter called the "GRANTEES"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract 1:

BEING Lot No. 24 on the Plan of Bransford Realty Company's Resubdivision of the North Part of A. B. Hill's Subdivision of the Plant Lands of record in Plat Book 421, Page 77, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Yolanda Harris-Jackson and husband, William Jackson, by Warranty Deed dated March 27, 2008, from Susie A. Harris and William R. Harris, Sr., of record as Instrument No. 20080512-0048656 in the Register's Office for Davidson County, Tennessee.

Tract 2:

BEING 13.1 feet, more or less, excluded from Lot 1 of Section One Hundred Five Edgehill Estates, Plat Book 4885, page 10, in the Register's Office for Davidson County, Tennessee, which voided, vacated and superseded those portions of land on the Map of A.B. Hill's Subd. of The Plant Lands, Part of Block "C", in Plat Book 332, page 65, in said Register's Office and also as to Lot 25 and 26 of the Bransford Realty Co's Resubdivision of the North Part of A.B. Hill's Subdivision of the Plant Lands of record in Book 421, page 77, in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Yolanda Harris-Jackson and William Jackson, wife and husband, by Quitclaim Deed dated November 27, 2013, from Metropolitan Development and Housing Agency, an agency of the Metropolitan Government of Nashville and Davidson County, Tennessee, of record as Instrument No. 20131210125629 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1103 Wade Avenue, Nashville, Tennessee 32703.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEES, their heirs and assigns, in fee simple, forever.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for 2014 and all future years, the current year taxes having been paid at closing and prorated between the parties herein.

2. Matters, if any, shown on the Plan of Bransford Realty Company's Resubdivision of the North Part of A.B. Hill's Subdivision of the Plant Lands of record in Book 421, page 77, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

IN WITNESS WHEREOF, the GRANTORS have executed this instrument on this the 10th day of December, 2013

Yolanda Harris-Jackson

William Jackson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Yolanda Harris-Jackson and William Jackson, the 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 official seal this 10th day of December, 2013.

Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY