THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys**
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Michael S. Jackson 2031 Hickory Hill Lane Hermitage, TN. 37076	Union Planters National Bank 67 Madison Avenue, Suite 801 Memphis, TN 38173-0137	MAP 74-16 PARCEL 158 4D-32750

BOOK 6776 PAGE 803

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Robert S. Hulsey and wife, Paula S. Hulsey hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Michael S. Jackson and wife, Teresa E. Jackson hereinafter called the Grantee, Grantee's heirs 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. 21 on the plan of a Re-subdivision of Lots 21, 22, 23, 24, 25, and 26 of Section One, Stones River Estates, of record in Book 3106, page 51, Register's Office for said County.

SADI Lot No. 21 fronts 180.33 feet on the southwesterly margin of Hickory Hill Lane and extends back 257.36 feet on the southeasterly line and 331.84 feet on the broken westerly line to a point in the rear.

BEING the same property conveyed to Robert S. Hulsey and wife, Paula S. Hulsey by deed from Merrill Lynch Relocation Management, Inc., a California Corporation, of record in Book 6414, page 552, Register's Office for Davidson County, Tennessee.

THE property herein conveyed is subject to the restrictive covenants of record in Book 3182, page 429, and amended in Book 3375, page 291, both in said Register's Office.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to Singleton Mortgage Corporation, of record in Book 6414, page 555, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee.

This is (un)improved property, known as 2031 Hickory Hill Lane, Hermitage, TN. 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the 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, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 3rd day of February, 1986.

Paula S. Hulsey

Robert S. Hulsey

STATE OF TENNESSEE
COUNTY OF Davidson

On this 3rd day of February, 1986, before me personally appeared Robert S. Hulsey and wife, Paula S. Hulsey, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6776 PAGE 804

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 88,000.00.

Michael S. Jackson
Affiant

Subscribed and sworn to before me, this the 3rd day of February, 1986.

My Commission Expires: 10-24-88

_____
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

7.39660

IDENTIFICATION REFERENCE

FEB 4 | 31 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

from:
Robert S. Hulsey and wife, Paula S. Hulsey

to:
Michael S. Jackson and wife, Teresa E. Jackson

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6776 PAGE 805

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			226.20 STAX	
			.50 PRFEE	
			6.00 MDELIV	
			CHECK	232.70-
2055A02/04/86			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.39600

IDENTIF. REFERENCE

FEB 4 | 11 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 216667