TO: Howard A. Jackson

FROM: Henry Jackson et ux
Sally M. Jackson

Prepared by:
Boult, Cummings, Conners & Berry
222 Third Avenue North
Nashville, TN 37201

WARRANTY DEED

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL #
Howard A. Jackson 1704 10th Ave. No. Nashville, TN 37208	Howard A. Jackson 1704 10th Ave. No. Nashville, TN 37208	81-12 18JT

FOR AND IN CONSIDERATION of the assumption by Grantee of the remaining principal balance of a purchase money debt due Ollie Hibdon, Alfred Hibdon and Jean Hibdon Lovell, more particularly described in an installment deed of record in Book 6015, page 662 in the Register's Office for Davidson County, Tennessee, Henry Jackson and wife, Sally M. Jackson have this day bargained and sold, and do hereby transfer and convey unto the said Howard A. Jackson, the Grantee herein, his heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

> Being Lot No. 217 on the plan of McGavock, Wetmore and Others First Addition to Nashville, "called the Town of McGavock", as of record in Book 21, page 23, of the Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 217 fronts fifty (50) feet on the Easterly side of 10th Avenue North, formerly Polk Street, and runs back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to Grantors by installment deed from Ollie Hibdon, Alfred Hibdon and Jean Hibdon Lovell, dated March 4, 1983, of record in Book 6015, page 662, Register's Office, Davidson County, Tennessee.

This is improved property, known as 1704 10th Avenue North, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, his successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for the current years taxes and the Installment Deed previously referenced herein.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons.

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.

Witness our hands this 11th day of April, 1986.

Henry Jackson
Henry Jackson

Sally M Jackson
Sally M. Jackson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Diane P. Weis a Notary Public in and for said County and State, the within named Henry Jackson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 11th day of April, 1986.

Diane P. Weis
NOTARY PUBLIC

My Commission Expires: 4-22-88.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Diane P. Weis a Notary Public in and for said County and State, the within named Sally M. Jackson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 11th day of April, 1986.

Diane P. Weis
NOTARY PUBLIC

My Commission Expires: 4-22-88.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $10,947.

Subscribed and sworn to before me, this 11th day of April, 1986.

Howard N. Jackson
Affiant

Diane P. Weis
NOTARY PUBLIC

My Commission Expires: 4-22-88.

9061.9

IDENTIFICATION REFERENCE

APR 11 9 12 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6826 PAGE 919

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

10947.00- CAMT.
28.34 CSTAK
.50 PRFE
6.00 WDEED
CHECK 34.84-
2037A04/11/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9061.9

IDENTIFICATION REFERENCE

APR 11 9 12 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 236148