#4875 FILE BOX 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Rd., Suite 110
Nashville, TN 37215

BOOK 6955 PAGE 342

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO: (Mortgagee)	MAP PARCEL NUMBERS
YVONNE JACKSON (NAME)	CITY FEDERAL SAVINGS BANK (NAME)	Map 60-3
3116-B Brickdale Lane (STREET ADDRESS OR ROUTE NUMBER)	125 Belmont Drive (STREET ADDRESS)	Parcel 173
Nashville, Tennessee 37207 (CITY) (STATE) (P. O. ZIP)	Somerset, New Jersey 08873 (CITY) (STATE) (ZIP)	F.B. #12DZ-29847

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AEBY PROPERTIES, a sole proprietorship

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO YVONNE JACKSON, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 26B on the Plan of Revised Zone Lot Division, Lot No. 26, Section Two, Creekwood Estates , as of record in Plat Book 5190, page 703, amended in Plat Book 6250, page 526, Revised in Plat Book 6200, page 468, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Aeby Properties, a partnership composed of Victor G. Aeby, Jr. and Charles J. Williams by deed from Creekwood Developers, Inc. and Creekwood Associates, a partnership composed of Creekwood Developers, Inc. and Francis Hipkins of record in Book 6202, Page 655, and by deed from James M. Fisher, Jr., Robert D. Short, Jr., Lynn Greer, individually, Lynn Greer, Trustee, and John Greer of record in Book 6474, page 171, and by Deed of Correction of record in Book 6504, conveying property to Aeby Properties, a sole proprietorship owned by Victor G. Aeby, Jr., his heirs, successors and assigns, of record in book 6504, page 361, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1986 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 6243, page 309; (3) Easements of record in Book 2092, page 488, Book 2493, page 360, and Book 1642, page 142; and (4) All matters appearing on the Plan of record in Plat Book 5190, page 703, amended in Plat Book 6250, page 526, revised in Plat Book 6200, page 468, said Register's Office.

337883

IDENTIFICATION REFERENCE

AUG 21 8 51 AM '86

FILED & WILLIAM M. REGISTER DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 3116-B Brickdale Lane, Nashville, Tennessee 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 15th day of August, 1986

AEBY PROPERTIES

BY: Victor G Aeby Jr
Victor G. Aeby, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 6955 PAGE 343

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named VICTOR G. AEBY, JR.

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 15th day of August, 1986.

My commission expires 4/19/87 Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public 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 _____ of the _____, the within named bargainor, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal, at _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,850.00

Yvonne Jackson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August, 1986.

MY COMMISSION EXPIRES: 4/19/87 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

AEBY PROPERTIES, a sole proprietorship

TO

YVONNE JACKSON, unmarried

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

File #4675 File BOX 38

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

RECEIVED OF _____

FOR _____

BOOK 6955 PAGE 344

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
			45850.00- CAMT.	
			128.24 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	134.74-
2585A08/21/86		BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 3 7 8 3

IDENTIFICATION REFERENCE

Aug 21 8 51 AM '86

REGISTER
DAVIDSON COUNTY, TN

No. 285605