File #3655 FILE BOX 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

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George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 110
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO: (NO MORTGAGEE)	MAP PARCEL NUMBERS
EUGENE JACKSON (NAME)	NEW OWNER (NAME)	Map 172
6117 Nolensville Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 19
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	(No Mortgagee) (CITY) (STATE) (ZIP)	F.B. #6D-51740

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, ELISE WHALLEY DEDMAN, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EUGENE JACKSON and SANDRA JACKSON, husband and wife

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. 1 on the Plan of Resubdivision of the Dedman Property, as of record in Plat Book 6900, page 88, 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 Elise Whalley Dedman by deed from Thomas Hall and wife, Iris B. Hall of record in Book 4772, Page 747, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1987 Taxes, which have been prorated and assumed by the Grantees; (2) Easements of record in Book 2930, page 71, Book 1174, page 153, and Book 2438, page 460; and (3) All matters appearing on the Plan of record in Plat Book 6900, page 88, said Register's Office.

85022

IDENTIFICATION REFERENCE

JAN 20 9 11 AM '87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 5963 Edmondson Pike, Nashville, Tennessee 37211

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 16th day of January, 1987.

Elise Whalley Dedman by Elise Whalley P/A *
ELISE WHALLEY DEDMAN (one and the same person as Elise W. Dedman)

*Attorney-in-Fact for the said Elise Whalley Dedman by Power of Attorney of record in Book 6511, page 637, Register's Office for Davidson County, Tennessee.

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 ELISE WHALLEY DEDMAN, unmarried 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 16th day of January, 19 87.

My commission expires _____ 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

On this 16th day of January, 1987, before me personally appeared ELISE C. WHALLEY, to me known, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of ELISE W. DEDMAN (being one and the same person as Elise Whalley Dedman), and acknowledged that she executed same as the free act and deed of the said ELISE W. DEDMAN (being one and the same person as Elise Whalley Dedman).

Witness my hand and seal, at office in Nashville, Tennessee, this 16th day of January, 1987.

Karen A. Harris
Notary Public

My commission expires: Jan. 10, 1989

KAREN A. HARRIS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00

Sandra Jackson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF January, 1987

MY COMMISSION EXPIRES: Jan. 10, 1989 (AFFIX SEAL)

_____
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM: ELISE WHALLEY DEDMAN, unmarried

TO: EUGENE JACKSON and wife, SANDRA JACKSON

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

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

RECEIVED OF _____

FOR _____

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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

[illegible] CAMT
[illegible] CSTAX
.50 PRFE
6.00 WDE
CHECK 230.50-
06/26/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

85022

IDENTIFICATION REFERENCE

JAN 20 9 11 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 36192