BOOK 7305 PAGE 30

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 79,500.00

Subscribed and sworn to before me, this the 17 day of July, 19 87

Affiant

Notary Public

My commission expires: January 10, 1989
(Affix Seal)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc.
Suite 170, Parkway Towers, 404 James Robertson Pky, Nashville, TN 37219

7N1299

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Houston Lewis Jackson	BILTMORE MORTGAGE COMPANY
340 Ewing Drive (STREET ADDRESS)	P. O. Box 20127 (STREET ADDRESS)
Nashville, TN 37207 (CITY / STATE / ZIP)	Raleigh, NC 27619 (CITY / STATE / ZIP)
MAP NO. 60-02- 279	PARCEL NO.

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,
Evelyn Kephart, a widow

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Houston Lewis Jackson and wife, Josephine S. Jackson

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 1 on the Plan of Eden Estates, of record in Plat Book 4060 at page 44, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to Willie S. Kephart and wife, Evelyn Kephart by Deed of record in Book 6514 page 359, Register's office for said County.

This conveyance is subject to taxes for the year 1987 and subsequent years, easements and restrictive covenants of record.

4 8 6 8 3

IDENTIFICATION REFERENCE

Jul 24 8 20 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

THIS IS _____ IMPROVED PROPERTY KNOWN AS 340 Ewing Drive, Nashville, TN 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEE(S), their 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 except for taxes to become due hereafter and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular and the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 17 day of July, 19 87

X Evelyn Kephart
Evelyn Kephart

State of Tennessee
County of Davidson

On this 17 day of July, 19 87, before me personally appeared Evelyn Kephart to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal.
My Commission expires:

January 10, 1989

Notary Public
Kenneth C. Kant

State of Tennessee
County of

On this 17 day of July 17, 19 87 before me personally appeared to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be free act and deed.

Witness my hand and official seal.
My Commission expires:

Notary Public

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.

SUITE 170
PARKWAY TOWERS
404 JAMES ROBERTSON PKY
NASHVILLE, TN 37219

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

RECEIVED OF _____

FOR _____ BOOK 7305 PAGE 32

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

79500.00- CAT1.
222.00 CSTAX
.50 PRFEE
6.00 MOR M
CHECK 230.50-
3259A07/24/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 8 6 8 3.

IDENTIFICATION REFERENCE

JUL 24 8 20 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 107354