#6383

File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Rd., STE 330
Nashville, Tennessee 37215

BOOK 7410 PAGE 258

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
STEVEN GREGG HUBBARD (NAME)	CITIZENS & SOUTHERN MORTGAGE (NAME)	Map 117-4
1915 Wildwood Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 656 (STREET ADDRESS)	Parcel 203
Nashville, Tennessee 37212 (CITY) (STATE) (P. O. ZIP)	Tucker, Georgia 30085-0656 (CITY) (STATE) (ZIP)	16DA245

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, DAVID E. JACKSON and wife, BRENDA J. MORGAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STEVEN GREGG HUBBARD, 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. 2 Block "B" on the Plan of Belmont Terrace Annex-No. 3, as of record in Plat Book 1130, page 24, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to David E. Jackson and wife, Brenda J. Morgan by deed from Ronald D. Fell and wife, Carolyn Cottom of record in Book 7152, page 880, said Register's Office.

This conveyance is subject to: All matters appearing on the plan of record in Plat Book 1130, page 24, said Register' s Office.

8 4 9 9 1

IDENTIFICATION REFERENCE

Nov 24 9 09 AM '87

DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 1915 Wildwood Avenue, Nashville, Tennessee 37212

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 23rd day of November, 1987.

David E. Jackson by Penny Teselle

DAVID E. JACKSON
By: Penny Teselle, Attorney-In-Fact
for the said David E. Jackson

Brenda J. Morgan by Penny Teselle

BRENDA J. MORGAN
By: Penny Teselle, Attorney-In-Fact
for the said Brenda J. Morgan

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7410 PAGE 259

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

_____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ Notary Public _____

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

_____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19_____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PENNY TESELLE, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowleged that she is the Attorney-In-Fact of the makers and is authorized by the makers to execute this instrument on behalf of the makers.

Witness my hand, at Office, this 23rd day of November, 1987.

My commission expires: 1/10/89

_____
Notary Public

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 112,000.00

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF November, 1987.

MY COMMISSION EXPIRES: 1/10/89 (AFFIX SEAL)

_____
Notary Public

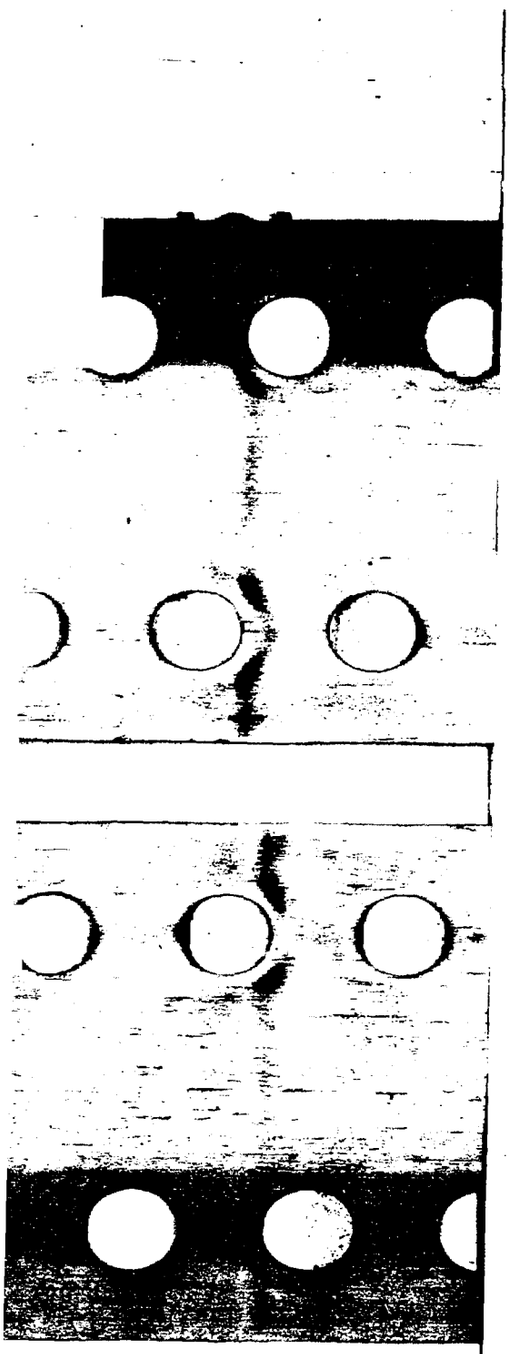
NOTARY PUBLIC AT LARGE

WARRANTY DEED

FROM: DAVID E. JACKSON and wife, BRENDA J. MORGAN

TO: STEVEN GREGG HUBBARD, unmarried

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7410 PAGE 260

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

112000.00- CAMT.
313.60 CSTAX
.50 PRFEE
6.00 MISC
CHECK 320.10-
5513A11/24/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8:49:11

IDENTIFICATION REFERENCE

NOV 24 9 09 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 38628