FILE IN BOX #4
F&W File #88-3-7

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys**
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
R. A. JACKSON, III	CHEMICAL MORTGAGE COMPANY	MAP 128-13A
145 Westfield Drive	101 East Town Street	PARCEL 145
Nashville, Tennessee 37221	Columbus, Ohio 43215	FB#: 09D-79480

WARRANTY DEED BOOK 7492 PAGE 33

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee. and other good and valuable consideration, the receipt of which is hereby acknowledged, PATRICIA JACKSON, unmarried, convey all of my right, title and interest,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto R. A. JACKSON, III, unmarried,

hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

A CERTAIN condominium apartment in Davidson County, Tennessee, being Unit No. 145 of the Westfield Condominiums, (formerly The Hamlet) a horizontal property regime, pursuant to plat of record in Book 6250, page 590, and the first revision thereof in Book 6250, page 748, as further shown and described in an amended document of record in Book 6831, page 982, all in the Register's Office for Davidson County, Tennessee, which plan and record thereor are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to R. A. Jackson III and wife, Patricia Jackson by deed from George Gianikas, Trustee with full power of record in Book 7071, page 972, Register's Office for said County. The parties having since been divorced.

THE property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 7789. page 771, and amended in Book 6736, page 110, Book 6801, page 962, Book 6831, page 982 and Book 7271, page 256, said Register's Office.

GRANTOR makes this conveyance to dissolve a tenancy by the entirety pursuant to T.C.A. Section 67-4-409 (a)(3)(A) and to create fee simple title in the whole of the property in Grantee in furtherance of that certain Final Decree of Divorce entered June 3, 1987, between Grantor and Grantee, of record in Minute Book 37A, Page 380, Circuit Court Clerk's Office for Davidson County, Tennessee.

This is (~~not~~) improved property, known as 145 Westfield Drive, Nashville, TN. 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 15th day of July, 1987.

Patricia Jackson
Patricia Jackson

STATE OF TENNESSEE
COUNTY OF Davidson

On this 15th day of July, 1987, before me personally appeared Patricia Jackson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

NOTARY PUBLIC

My Commission Expires: My Commission Expires MAR. 11, 1990

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7492 PAGE 34

Before me, the undersigned, 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 the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $10.00.

R. A. Jackson III
Affiant

Subscribed and sworn to before me, this the 15th day of March, 1988.

My Commission Expires: 11/10/91

Notary Public

I 2 9 8 8

IDENTIFICATION REFERENCE

MAR 16 8 44 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

6354 03/16 0101 03CHECK 6.00

WARRANTY DEED

from:
PATRICIA JACKSON,
unmarried,

to:
R. A. JACKSON, III,
unmarried

145 Westfield Drive
Nashville, TN 37221

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
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P.O. Box 150157
Nashville, Tennessee 37215-0157