BOOK 7596 PAGE 864

File 1

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,816.89

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF July, 19 88

Notary Public

MY COMMISSION EXPIRES: October 9, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Guaranty Title and Escrow Co.,, 2711 Murfreesboro Rd., Suite 105, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
James R. Jackson (NAME)	The Kissel Co. (NAME)	150-10
3617 Lake Towne Drive (STREET ADDRESS OR ROUTE NUMBER)	30 Warder Street (STREET ADDRESS)	164.00
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Springfield, OH 45501 (CITY) (STATE) (ZIP)	

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, WE, Todd M. Wilson and wife, Patricia A. Wilson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James R. Jackson and ~~Jeffrey E. Hicks and William A. Maultsby,~~ a partnership

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 5 on the Plan of Lake Towne Park, Section 1 of record in Plat Book 6250, Page 818, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Todd M. Wilson and wife, Patricia A. Wilson by deed from Jack Williams Construction Company, Inc., of record in Book 7001, Page 638, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Patricia A. Wilson by Todd M. Wilson as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 7596, Page 863, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to City Federal Savings Bank of record in Book 7001, Page 646, said Register's Office with a present unpaid balance of approximately $66,816.89, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

3980 07/12 0101 03CHECK 240.14

This is unimproved (X) improved ( ) property, known as 617 Lake Towne Drive, Antioch, TN 37013
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances estate, title and interest thereto belonging to the said GRANTEES, 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness our hand s this 6th day of July, 19 88

Todd M. Wilson

Patricia A. Wilson
By: Patricia A. Wilson
Todd M. Wilson, Attorney-in-fact
by Todd M. Wilson Attorney-in-fact

STATE OF TENNESSEE
Davidson County

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

_____

_____

the bargainor____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

_____ Notary Public

Commission Expires_____

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____

_____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires_____

WARRANTY DEED
FROM
4 8 2 9 9
IDENTIFICATION REFERENCE
TO
JUL 12 10 45 AM '88
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

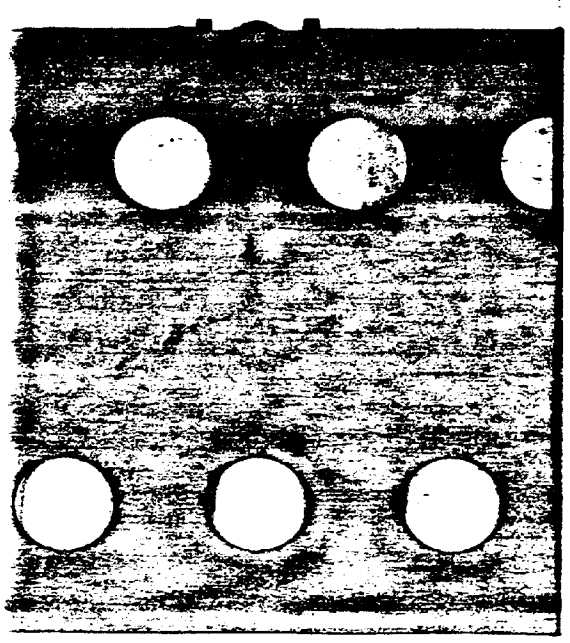
Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

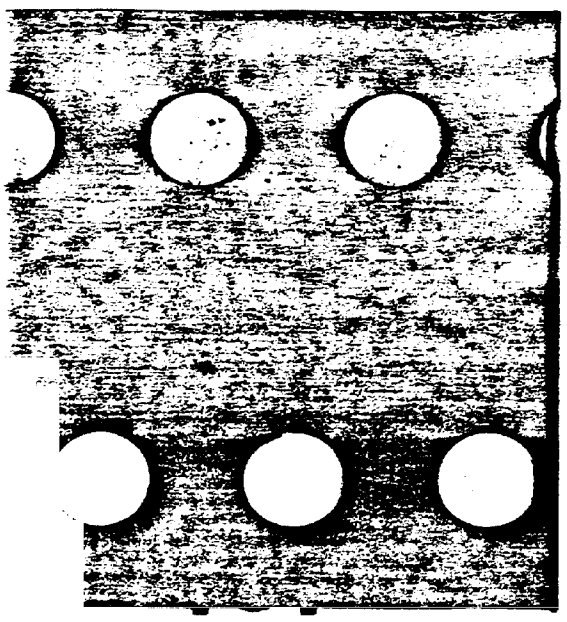
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of July, 1988 before me personally appeared Todd M. Wilson to me known to be the person who executed the foregoing instrument in behalf of Patricia A. Wilson and acknowledged that he executed the same as the free act and deed of the said Patricia A. Wilson through Power of Attorney granted him by the said Patricia A. Wilson.

Commission expires: 10/9/91

Joni Stephens
Notary Public





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7596 PAGE 866

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

CAMT 70816.89
CON TX 233.64
PRFEE 0.50
WDEED 6.00
TOTAL 240.14

CHECK 240.14
07/12/88 01 10:46 0001 5886

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48299

IDENTIFICATION REFERENCE

JUL 12 10 45 AM '88
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 111725