FORM NO. WD-1

File # 23483
Loan # 21741

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Box 7

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$71,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF July 19 88

Notary Public

MY COMMISSION EXPIRES: 3-Sept-91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TIMOTHY L. JACKSON (NAME)	Dobson & Johnson, Inc. (NAME)	MAP 75-11
645 Mercer Drive (STREET ADDRESS OR ROUTE NUMBER)	4400 Harding Road, Suite 400 (STREET ADDRESS)	PAR 72
Hermitage, Tn 37076 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37205 (CITY) (STATE) (ZIP)	4D 67572

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, JAMES M. GIBBS and wife TAMMY J. GIBBS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TIMOTHY L. JACKSON and wife CYNTHIA L. JACKSON

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. 399 on the Plan of Highlands of Tulip Grove, Section 3, as of record in Book 4675, Page 140, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to James M. Gibbs by deed from Nancy Lynn Weedman Short and husband E. Michael Short of record in Book 6737, Page 117 Register's Office for Davidson County, Tennessee.

TAMMY J. GIBBS, wife of JAMES M. GIBBS, joins in this Warranty Deed only for the purposes of encumbering such marital rights if any that she may have in and to said property.

5263.4

IDENTIFICATION REFERENCE

Jul 26 9 54 AM '88
FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 645 Mercer Drive, Hermitage, Tn 37076
(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 their hands this 22nd day of July, 19 88

James M. Gibbs
JAMES M. GIBBS

Tammy J. Gibbs
TAMMY J. GIBBS

09:53 07/28/88 01 03 CHECK 240.80

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STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES M. GIBBS and wife TAMMY J. GIBBS

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

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of July, 1988.

Commission Expires 3-1-91

Notary Public

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

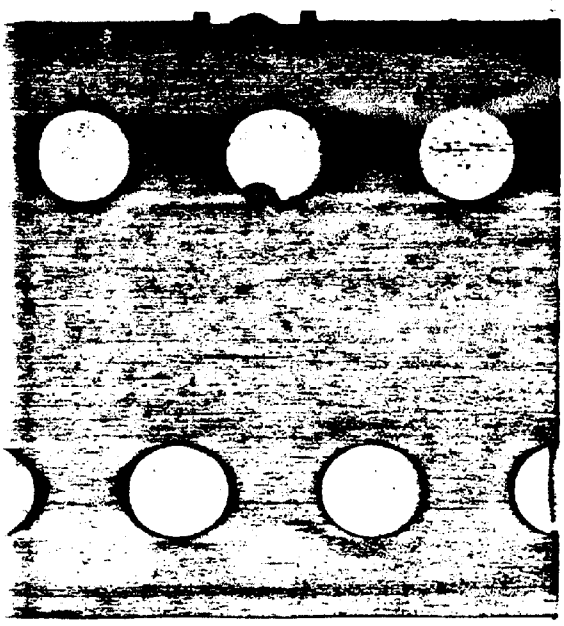
Commission Expires _____

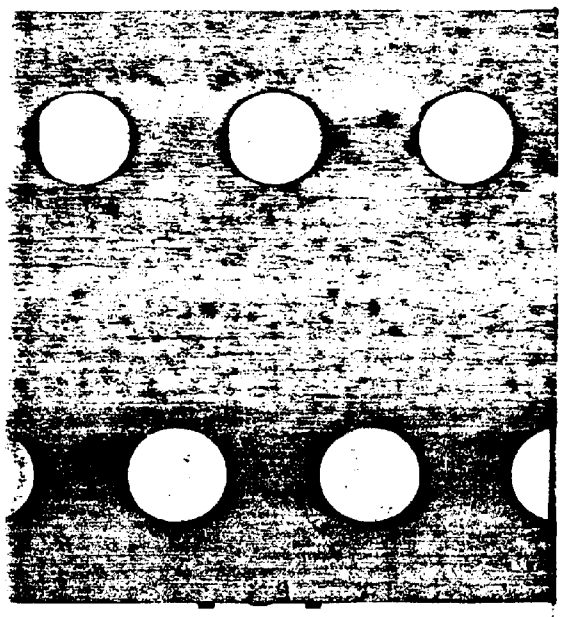
WARRANTY DEED

FROM JAMES M. GIBBS

TO TIMOTHY L. JACKSON
CYNTHIA L. JACKSON

Saturn & Mazer, Attorneys
Row 1
Box 7





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 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 71000.00
				CON TX 234.30
				PRFEE 0.50
				WDEED 6.00
				TOTAL 240.80

CHECK 240.80

07/26/88 01 09:55 0001 0963

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

52634

IDENTIFICATION REFERENCE

Jul 26 9 54 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 116727