BOOK 7612 PAGE 11

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 71,200.00

James E. Jackson Sr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF July, 1988.

Ollie Mai Parsley
Notary Public Ollie Mai Parsley

MY COMMISSION EXPIRES: May 8, 1991

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 50 Century Blvd., #120, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James E. Jackson, Jr. (NAME)	Sovran Mortgage Corporation (NAME)	MAP 86
1056 Jackson's Valley Road (STREET ADDRESS OR ROUTE NUMBER)	201 E. Cary Street (STREET ADDRESS)	GROUP 7
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Richmond, VA 23219-3736 (CITY) (STATE) (ZIP)	PARCEL 45

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, John M. Sullivan and wife, Virginia L. Sullivan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James E. Jackson, Jr. and wife, Belinda G. 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. 29 on the Plan of Jackson's Retreat, Phase 1, Section 2, as of record in Book 5200, page 334 and 335, Register's Office for Davidson County, Tennessee.

SAID Lot No. 29 fronts 75 feet on the southerly margin of Jackson's Valley Road and extends back 95 feet on the easterly line and 130 feet on the westerly line to a dead line in the rear measuring 62.77 feet thereon.

BEING the same property conveyed to John M. Sullivan and wife, Virginia L. Sullivan by deed from Randall Phillips Builders, Inc., filed of record in Book 5968, page 145, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easement, restrictions and building setback lines of record.

53607

IDENTIFICATION REFERENCE

JUL 28 1 11 PM '88

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

RUSH

2112 07/28 0101 03CHECK 241.46

unimproved (XX)
This is improved ( ) property, known as 1056 Jackson's Valley Road, 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 our hand s this 27th day of July, 19 88

John M. Sullivan — Virginia L. Sullivan

John M Sullivan — Virginia L. Sullivan

STATE OF TENNESSEE
County of Davidson

BOOK 7612 PAGE 12

Personally appeared before me, Ollie Mai Parsley, a Notary Public in and for said County and State, the within named John M. Sullivan and wife, Virginia L. Sullivan

(or proved to me on the basis of satisfactory evidence) the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hermitage, Tennessee, this 27th day of July, 1988

Commission expires May 8, 1991

Ollie Mai Parsley
Notary Public

STATE OF TENNESSEE

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted* and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

*(or proved to me on the basis of satisfactory evidence)

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

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

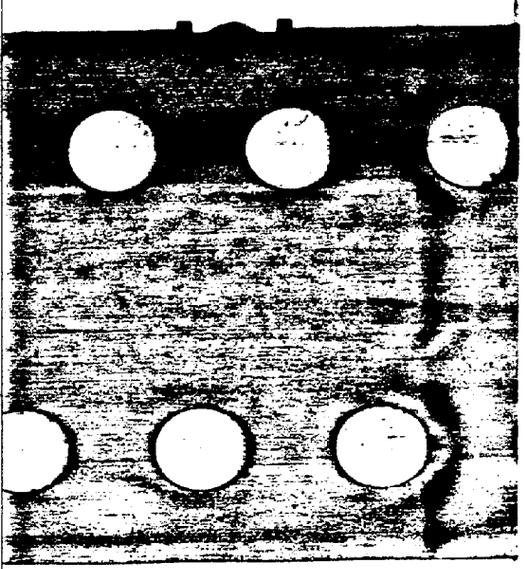
John M. Sullivan and wife, Virginia L. Sullivan

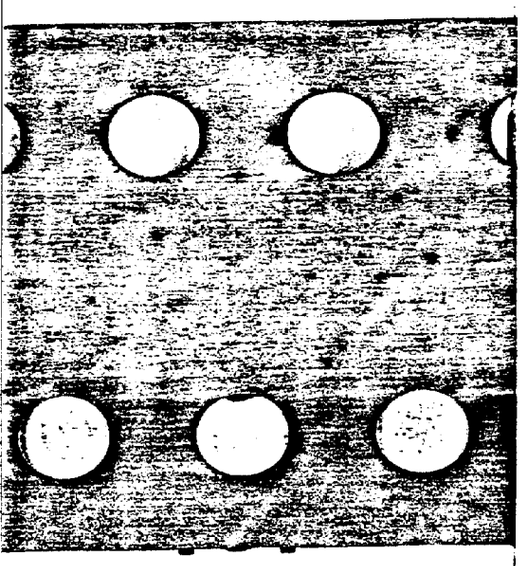
TO

James E. Jackson, Jr. and wife, Belinda G. Jackson

Return to:

PRIORITY ESCROW SERVICES INC.
50 Century Boulevard
Suite 120
Nashville, TN 37214





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7612 PAGE 13

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 71200.00
				CON TX 234.96
				PRFEE 0.50
				WDEED 6.00
				TOTAL 241.46
				CHECK 241.46
07/28/88	01			13:14 0001 2112

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5360 7.

IDENTIFICATION REFERENCE

JUL 28 1 11 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 117862