BOOK 8035 PAGE 767

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF January, 19 90

Notary Public

MY COMMISSION EXPIRES: 5/12/93

(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY

THOMAS N. JONES, Attorney, 339 Main St., Suite 100, Franklin, TN 37064

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS
DENNIS WILLIAM JACKSON	BARCLAYSAMERICAN/MORTGAGE CORPORATION	133-11-202
(NAME)	(NAME)	
215 Shawn Drive	P. O. Box 33213	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37211	Charlotte, North Carolina 28233-3213	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. 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, **ANTHONY E. KOWALSKI and wife, DONNA S. KOWALSKI**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DENNIS WILLIAM JACKSON** (unmarried) and **MARY G. JACKSON** (unmarried)

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, TN, being more particularly described as follows:
BEING Lot No. 175 on the Plan of Valley View Meadows, Section 3, of record in Book 3700, page 93, RODC, TN.
SAID Lot No. 175 fronts 76.0 ft. on the southerly side of Shawn Drive and runs back 131.82 ft. on the easterly line and 134.13 ft. on the westerly line to a dead line on which it measures 76.04 ft.

BEING the same property conveyed to Anthony E. Kowalski and wife, Donna S. Kowalski by deed from Janice Reed, unmarried, of record in Book 5750, page 13, Register's Office of Davidson County, TN.

Subject to the following:
1. County taxes for 1990 are a lien, not yet due.
2. Restrictive covenants in Book 3673, page 430, Book 3770, page 214, Book 4065, page 227 and Book 4082, page 106, all RODC, TN.
3. Matters of record in Plat Book 3700, page 93, RODC, TN.

7707 01/31 0101 03D4ECK 231.40

This is unimproved ( ) improved (X) property, known as 215 Shawn Drive, Nashville, TN 37211
(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 unincumbered, 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 26th day of January, 19 90

Anthony E. Kowalski
ANTHONY E. KOWALSKI

Donna S. Kowalski
DONNA S. KOWALSKI

STATE OF TENNESSEE
County of Williamson

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Personally appeared before me, the undersigned
Anthony E. Kowalski and wife, Donna S. Kowalski
with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26 day of January, 19 90

Commission expires 5/11/93

Margaret Lee Smith
Notary Public

MARGARET ANN SMITH NOTARY PUBLIC

STATE OF TENNESSEE
County of _____

Personally appeared before me, _____
with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he 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____.

Commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

TO

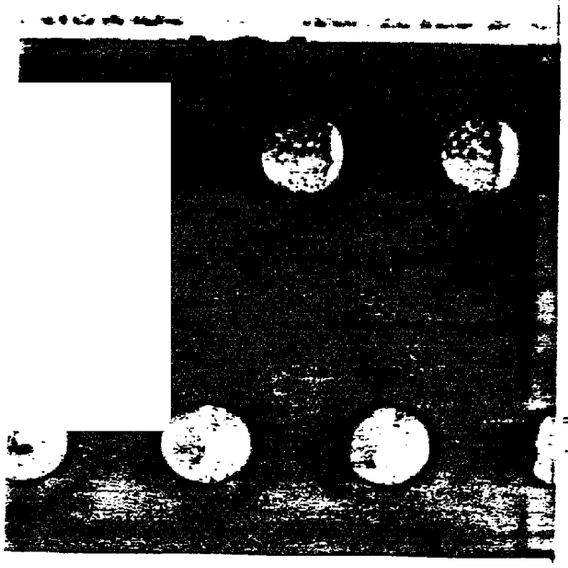
Prepared by:

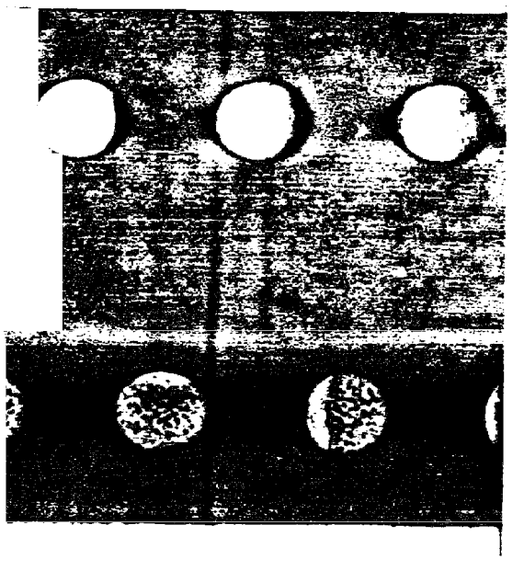
0U298

IDENTIF. REFERENCE

JAN 31 8 28 AM '90

DAVIDSON COUNTY TN.





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 TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 68000.00
CON TX 224.40
PRFEE 1.00
MISCD 6.00
TOTAL 231.40
CHECK 231.40

01/31/90 01 08:25 0001 7707

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 0 2 9 8

IDENTIF. REFERENCE

JAN 31 8 28 AM '90

FELIX Z. DAVIDSON COUNTY TN.

No. 288760