This Instrument Prepared Without Title Search, By:
JOHN T. GWIN, ATTORNEY AT LAW
116 Mt. Juliet Road
P. O. Box 888
Mt. Juliet, TN 37122 Mail

ADDRESS NEW OWNER:
LUTHER WILLIAM JACKSON et al
325 Neely's Bend Road
Madison, Tennessee 37115

SEND TAX BILLS:
To New Owners

MORTGAGEE:
Avert J. Gaw and wife, Margaret O. Gaw
123 Ray Avenue
Old Hickory, Tennessee 37138

MAP AND PARCEL:
11D-42625/52-1-104
11D-42620/52-1-105

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **AVERT J. GAW**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **LUTHER WILLIAM JACKSON and VIRGINIA JACKSON**, as tenants in common, and 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 Lots 15 and 16, of Block "A", on the Plan of Crittenden Estates, as of record in Book 974, page 69, Register's Office for said County.

Said Lots Nos. 15 and 16 adjoin and front together 100 feet on the northerly side of Neely's Bend Road, and runs back between parallel lines, 165 feet to a dead line.

Being the same property conveyed to Avert J. Gaw by deed from Oscar P. Collins and wife, Mary Ann Collins dated November 22, 1989, as of record in Book 7990, page 660, Register's Office for Davidson County, Tennessee. Margaret O. Gaw, wife of Avert J. Gaw, joins in this conveyance to transfer any rights she may have in the subject property. This property is not the homeplace of the Grantors.

This is improved property known as 325 Neely's Bend Road, Madison, Tennessee 37115.

This conveyance is made subject to all zoning ordinances, health department rules, and restrictions and easements of record, or which a visual inspection of the property would reveal.

Real property taxes for 1990 have been settled between the parties and will be paid by Grantees.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said LUTHER WILLIAM JACKSON and VIRGINIA JACKSON, as tenants in common, their heirs and assigns, forever; and I, AVERT J. GAW do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 20th day of February, 1990.

Avert J. Gaw
AVERT J. GAW

Margaret O. Gaw
MARGARET O. GAW

5039 02/23 0101 03CHECK 172.00

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **AVERT J. GAW, and wife, MARGARET O. GAW**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 20th day of February, 1990.

Patricia M. Gwin
NOTARY PUBLIC

PATRICIA M. GWIN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: March 13, 1993

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $50,000.00.

Luther W. Jackson
AFFIANT

Subscribed and sworn to before me this 20th day of February, 1990.

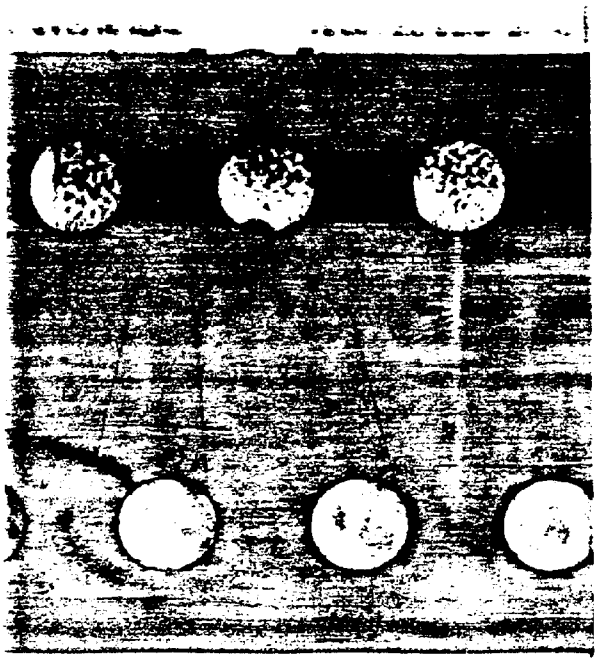
Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: March 13, 1993

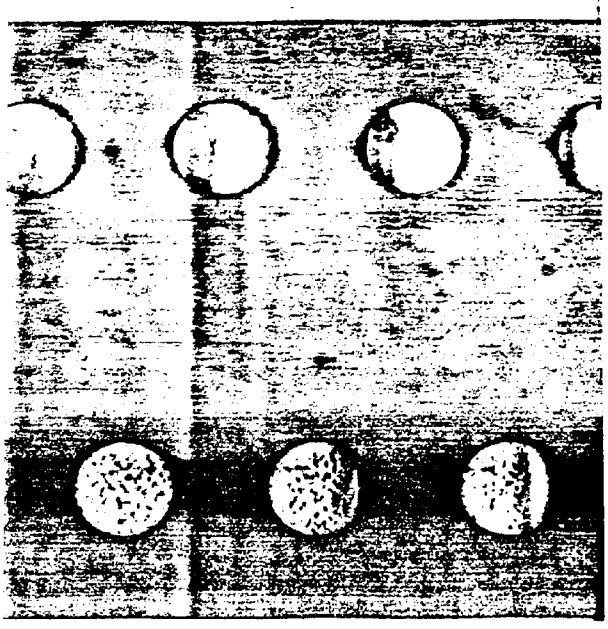
PATRICIA M. GWIN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

FEB 23 9 25 AM '90
DAVIDSON COUNTY TN.

IDENTIF. TREFERENCE

05697





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8050 PAGE 630

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 50000.00
CON TX 165.00
PRFEE 1.00
TDEED 6.00
ERR CO
TDEED 6.00-
WDEED 6.00
TOTAL 172.00
CHECK 172.00

02/23/90 01 09:23 0001 5039

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05697

IDENTIF. REFERENCE

FEB 23 9 25 AM '90

DAVIDSON COUNTY TN.

No. 295013