36429

IDENTIF. & REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) Title No: 36066
Dav. Co. File: Box 8

95 FEB 23 AM 10:08

REGISTER
DAVIDSON CO. TN.

BOOK 9691 PG 638

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Earl Wayne Powell, Jr. 119 Hampton Place Nashville, Tennessee 37215	Great Western Bank P. O. Box 30338, Terminal Annex Los Angeles, California 90030-0338

TAX MAP-PARCEL NUMBERS: 117-07C-119

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David E. Jackson and spouse, Leslie Jackson,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Earl Wayne Powell, Jr., a single person,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 119 on the plan of Hampton Place Townhomes, of record in Book 5200, page 421, Register's Office for said County and to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to David E. Jackson by deed from J. Cleve Smith of record in Book 889, page 309, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

The property herein conveyed is subject to an easement for sanitary sewers and/or storm drainage of record in Book 4110, page 257, said Register's Office and to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 5891, Page 897, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.

Leslie Jackson, spouse of David E. Jackson, joins in this conveyance solely for the purpose of waiving any marital interest she might have in the subject property.

This is improved property, known as: 119 Hampton Place, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 17th day of February, 1995.

David E. Jackson **Leslie Jackson**

State of Tennessee
County of Davidson

On this 17th day of February, 1995, before me the undersigned authority, personally appeared **David E. Jackson and Leslie Jackson**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 133000.00

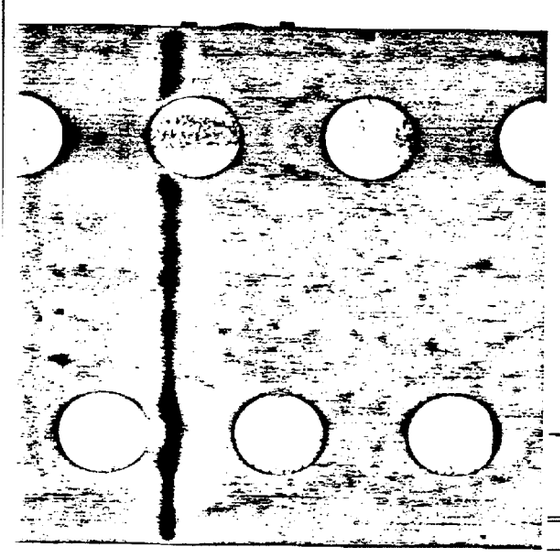
Affiant

Sworn and subscribed before me on the 17th day of February, 1995.

My Commission Expires: _____ Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

4202 02/23 0101 03CHECK 501.10



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

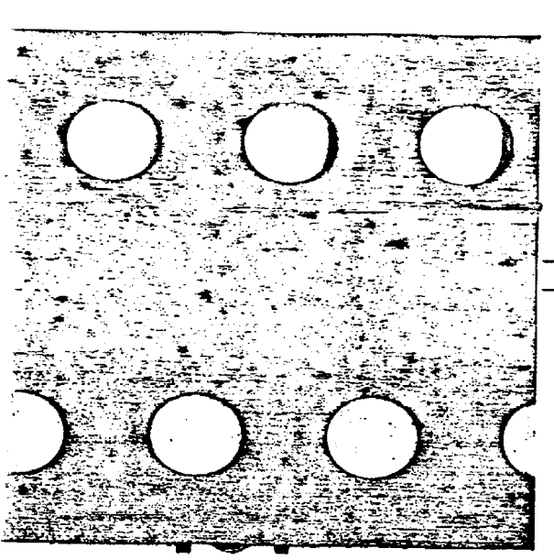
RECEIVED OF _____

FOR _____

BOOK 9601 PG 640

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	
				133000.00
			CON TX	7492.10
			ERR	CO
			CON TX	7492.10-
			CON TX	492.10
			PRFEE	1.00
			WDEED	8.00
			TOTAL	501.10
			CHECK	501.10



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/23/95 01 10:08 0001 4202

36429

IDENTIFICATION REFERENCE

95 FEB 23 AM 10:09

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 883889