BOOK 9803PG609

FILE BOX 45

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$40,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF SEPTEMBER, 1995.

Notary Public

My Commission Expires: 1-20-99

THIS INSTRUMENT PREPARED BY:

EARL J. PORTER, JR.
Attorney at Law
214 Third Avenue North
P. O. Box 190638
Nashville, TN 37219-0638

NAME AND ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Charlene F. Cody 914 West Avenue Nashville, TN 37206		72-130 Par. 271 Par. 272 Par. 273

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $10.00 cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, JIMMY JACKSON, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto CHARLENE F. CODY, hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcels of land in Davidson County, Tennessee, described as follows, to-wit:

See Attached "Exhibit A" For Description

GRANTOR, JIMMY JACKSON, is the only child and sole heir-at-law of IDA MAI JACKSON, Deceased, who died October 28, 1994, her estate having been probated in the Probate Court for Davidson County, Tennessee, under Docket No. 94P1824. The said ANDREW C. JACKSON died intestate in Davidson County, Tennessee, on July 29, 1967, his estate having been probated in the Probate Court for Davidson County, Tennessee, under Docket No. 50944. The said IDA MAI JACKSON and IDA BILBREY JACKSON are one and the same person.

This is improved property known as:
914 West Avenue, Nashville, Tennessee 37206

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 my hand this 20th day of September, 1995.

JIMMY JACKSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named JIMMY JACKSON, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day of September, 1995.

Notary Public

My Commission Expires: 1-20-99

ZANA ... NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

LEGAL DESCRIPTION

BEGINNING at the common front corner of Lots 49 & 48 in the southerly margin of West Avenue, thence easterly along said margin 55'+/- to the northeast corner of Cline Avenue (which was sold to the State of Tennessee in Book 4406, page 699, Register's Office for Davidson County, Tennessee); thence with said Cline Avenue southeasterly 25' and continuing southerly 110'; thence leaving Cline Avenue and continuing along the southerly line of part of Lots 49 & all of Lot 48, westerly 72' +\- to the common rear corner of Lots 47 & 48; thence with the line dividing said lots, 130' to the point of beginning.

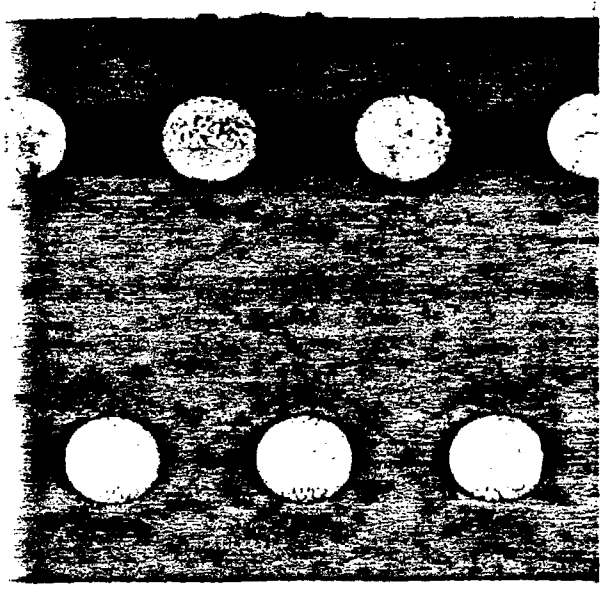
BEGINNING at the common front corner of Lots 50 & 51 in the southerly margin of West Avenue; thence westerly with said margin 21' +/- to the northeast corner of Cline Avenue (which was sold to State of Tennessee in Book 4406, page 699, R.O.D.C., TN); thence with said Cline Avenue southeasterly 25' and continuing southerly 110'; thence leaving Cline Avenue and continuing along the southerly line of Lot 50, easterly 38' +/- to the common rear corner of Lots 50 & 51; thence with the line between said lots, northerly 130' to the point of beginning.

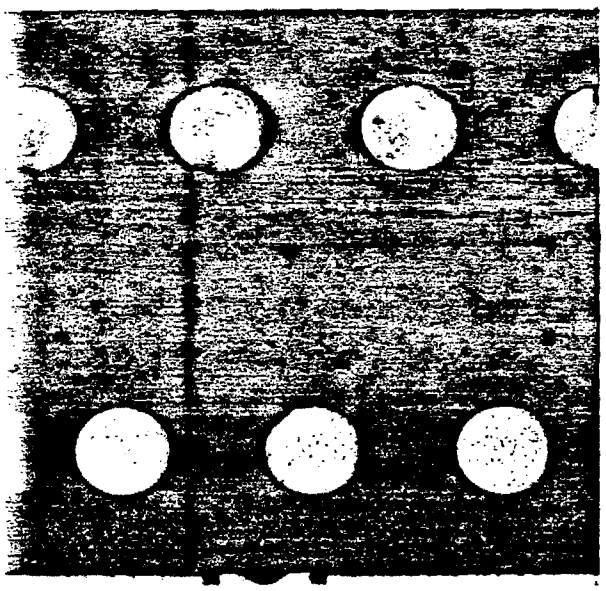
Being part of the same property conveyed to Andrew C. Jackson and wife, Ida Bilbrey Jackson, by deed from Robert L. Clark and wife, Pauline B. Clark, of record in Book 1315, page 430, said Register's Office. Jimmy Jackson is the only child and sole heir-at-law of Ida Mai Jackson, deceased, who died October 28, 1994, her estate having been probated in the Probate Court for Davidson County, Tennessee, under Docket No. 94P1824. Andrew C. Jackson having preceased his wife.

010009
IDENTIF. & REFERENCE

95 SEP 22 PM 1:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

3059 09/22 1101 03CHECK 161.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9803 PG 612

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 40000.00
CON TX 148.00
PRFEE 1.00
WDEED 12.00
TOTAL 161.00
CHECK 161.00

09/22/95 01 13:08 0001 8058

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95 SEP 22 PM 1:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

0104009
IDENTIF. # REFERENCE

No. 956879