BOOK 9829 PG 142

WARRANTY DEED

This instrument was prepared by:
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 190676
Nashville, TN 37219-0676

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Hunter C. Jackson, et ux	Same	Map# 103-13
407 Wilsonia Avenue		Parcel# 40
Nashville, TN 37205		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 238,000.00.

Hunter C. Jackson
Affiant

SWORN TO AND SUBSCRIBED before me this the 16th day of October 1995.

Kelly K. Mayhew
Notary Public

My Commission Expires: 11/25/95

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, JAMES B. BARKER, a single person, (a 1/2 undivided interest), GILES B. BARKER, a single person, (a 1/4 undivided interest), and E. LOUISE BARKER, a single person, (a 1/4 undivided interest) hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto HUNTER C. JACKSON and wife, LYDIA O. JACKSON, hereinafter referred to as Grantees, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 9 on the plan of Hillwood Estates, Section 2, as of record in Book 1835, page 80, Register's Office for Davidson County, Tennessee, as follows:

BEGINNING on the southerly margin of Wilsonia Drive at the corner of Lot Nos. 8 and 9; thence, with the line between said two lots southwardly 358.4 feet to the northerly line of Lot No. 4; thence, with the northerly line of Lot Nos. 4 and 3, westwardly 119.7 feet to a concrete monument and continuing with the northerly line of said Lot No. 3 westwardly 40 feet to the corner of Lot Nos. 9 and 10; thence, with the line between said two lots northwardly 389 feet to the southerly margin of Wilsonia Drive; thence, with same eastwardly 220 feet to the beginning.

SUBJECT to terms and conditions of owners certificate as shown and the plan of record in Book 1835, page 80, Register's Office for Davidson County, Tennessee and easements of record in Book 6288, page 633, Register's Office for Davidson County, Tennessee.

BEING the same property as conveyed to James B. Barker and wife, Roxie M. Barker, a 1/2 undivided interest; Giles B. Barker, a 1/4 undivided interest; and E. Louise Barker, a 1/4 undivided interest by deed from H.G. Hill Realty Company of record in Book 2798, page 534, Register's Office for Davidson County, Tennessee, the said Roxie M. Barker having died on October 5, 1995.

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This is improved property, known as 407 Wilsonia Avenue, Nashville, Davidson County, TN 37205.

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, successors and assigns forever, and the said Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as above stated.

AND the said Grantors further covenant and bind themselves, and their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 16th day of October 1995.

James B. Barker
JAMES B. BARKER

Giles B. Barker
GILES B. BARKER

E. Louise Barker
E. LOUISE BARKER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

7224 10/16 0101 03CHECK 889.60

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES B. BARKER, GILES B. BARKER and E. LOUISE BARKER 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 instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee on this the 16th day of October 1995.

Notary Public

My Commission Expires: 11/25/95

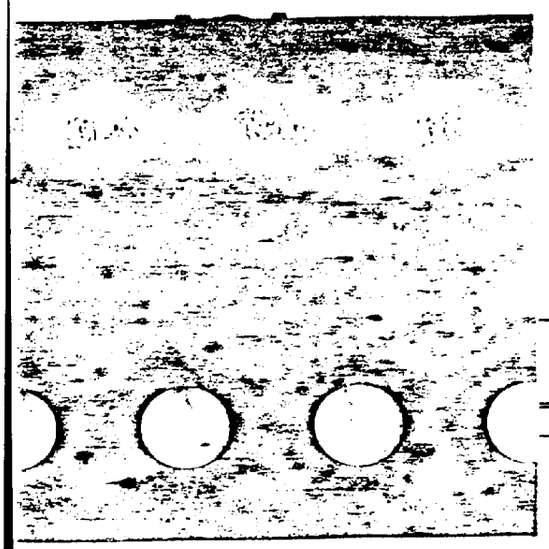
NOTARY PUBLIC

95 OCT 16 PM 3:39
FELIX E. WILSON REGISTER
DAVIDSON COUNTY, TN.

01126114
IDENTIFICATION REFERENCE

C:\HMB\REAL\BARKER.WD\1686-653

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



RECEIVED OF _____

FOR _____

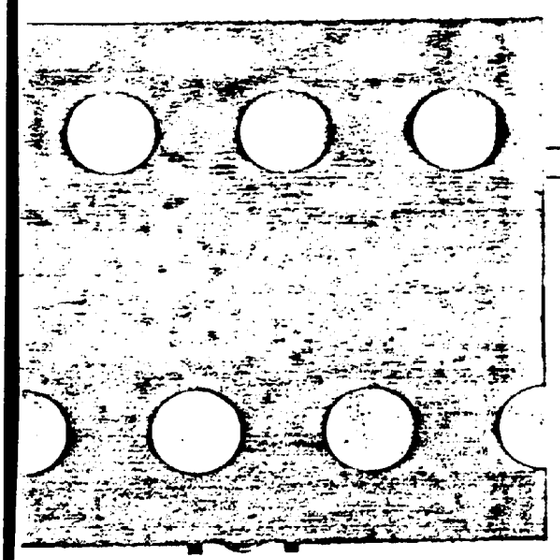
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
238000.00
CON TX 880.60
PRFEE 1.00
WDEED 8.00
TOTAL 889.60
CHECK 889.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK
10/16/95 01 15:38 0001 7224



01126 14
IDENTIF. ↑ REFERENCE

95 OCT 16 PM 3:39
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 965958