STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,000.00. William F. Jackson, Jr.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF OCTOBER, 1995.

Bobby D. Davis
Notary Public

(AFFIX SEAL)

My Commission Expires: 11-22-97

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
Bobby D. Davis, Attorney
Madison Title Company
101 Shepherd Hills Drive
Madison, Tennessee 37115

95 NOV -2 AM 9:03
PAT Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

0118659

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP & PARCEL NOS.
William F. Jackson, Jr., etux 1504 Oakland Acres Drive Madison, TN 37115	SAME AS NEW OWNERS	51-11-93

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, **ANDREW W. REGG, JR.**, (the "Grantors") has this day bargained and sold, and do hereby transfer and convey unto the said **WILLIAM F. JACKSON, JR. and wife, RETHA JACKSON**, (the "Grantees"), their successors and assigns, certain real estate located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 20, Oakland Acres, Section II, as of record in Book 3700, page 26, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Blanche Regg McRae and Andrew W. Regg, Jr., with right of survivorship in the survivor, by deed from Blanche Regg McRae, a widow, of record in Book 8576, page 373, Register's Office, Davidson County, Tennessee. The said Blanche Regg McRae having since died.

This is improved property known as 1504 Oakland Acres Drive, Madison, TN 37115

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and the same is unencumbered, except as stated herein.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this the 31st day of October, 1995.

ANDREW W. REGG, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, Andrew W. Regg, Jr., the within named bargainor, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 31st day of October, 1995.

NOTARY PUBLIC

My Commission Expires: 11-22-97

3706 11/02 0101 03CHECK 486.30



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9847 PG 103

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
129000.00
CON TX 477.30
PRFEE 1.00
WDEED 8.00
TOTAL 486.30
CHECK 486.30
11/02/95 01 09:03 0001 3706



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0118659
IDENTIFICATION REFERENCE

95 NOV -2 AM 9:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 972342