THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

BOOK 9925 PG 884

ADDRESS NEW OWNER:
Dean Pilkinton, et al
2709 Spaulding Circle
Murfreesboro, TN 37129

MORTGAGEE:
None

SEND TAX BILLS:
New Owner

MAP-PARCEL:
Map 64
Parcel 16A
108CO

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, **Johnny R. Jackson, unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Dean Pilkinton and Elaine Gipple,** 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 Lot No. 108 on the Plan of Jackson Meadow, Phase I, Section I, according to the master deed of record in Book 7433, page 236, as amended by Book 7434, page 642, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 6900, page 527, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> Being the same property conveyed to Johnny R. Jackson, by deed from Security Federal Savings and Loan Association of Nashville, as of record in Deed Book 8525, page 785, Register's Office for Davidson County, Tennessee.

This is improved property known as 108 General Jackson, Hermitage, Tennessee 37076.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Master Deed Book 7433, page 236, as amended in Book 7434, page 642, and By-Laws of record in Book 7433, page 282, and easements, covenants and conditions as shown on the Plan of record in Plat Book 6900, page 527, Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantee.

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; and we do covenant with the 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 herein set out; and we do further covenant and bind ourselves, our 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 15th day of January, 1996.

Johnny R. Jackson
JOHNNY R. JACKSON

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Johnny R. Jackson**, 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 15th day of January, 1996.

Dean Robinson
NOTARY PUBLIC

My Commission Expires: 10/20/99

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is $33,000.00.

Elaine Higgs
AFFIANT

Subscribed and sworn to before me this 17th day of January, 1996.

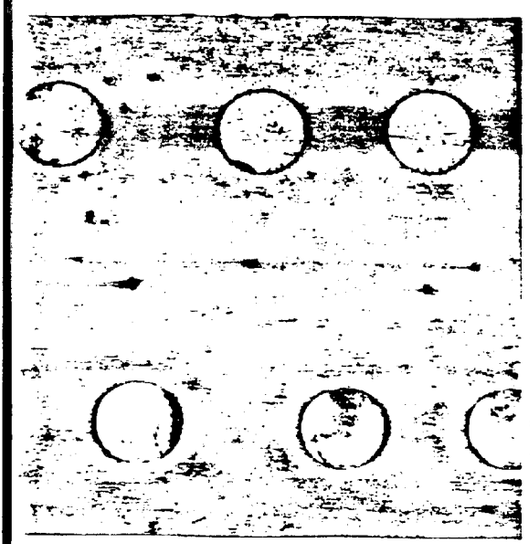
Dean Robinson
NOTARY PUBLIC

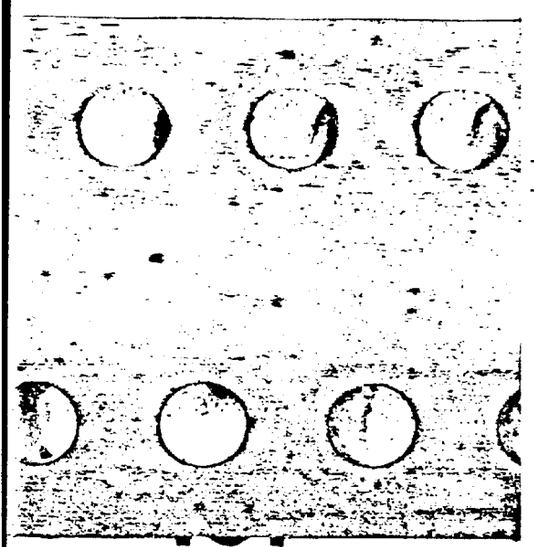
My Commission Expires: 10/20/99

0143521
IDENTIF. & REFERENCE

96 JAN 24 AM 9:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0648 01/24 0101 03CHECK 131.10





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

RECEIVED OF _____

FOR _____

BOOK 9925 PG 886

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 33000.00
CON TX 122.10
PRFEE 1.00
WDEED 8.00
TOTAL 131.10
CHECK 131.10
01/24/96 01 09:52 0001 0648

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0143521
IDENTIF. ↑ REFERENCE

96 JAN 24 AM 9:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 998921