3317176 COOMER & JENKINS 181 P06 APR 29 '96 11:40

Box 17

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 164,000.00

Joseph G. Jackson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF April 19 96

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: 11-22-97
(AFFIX SEAL)

BOOK 10042 PG 490

THIS INSTRUMENT WAS PREPARED BY:
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph G. Jackson (NAME)	Same (NAME)	MAP 161-14-A
109 Thrible Springs Court (ADDRESS)	(ADDRESS)	PARCEL 28CO
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	6DU82622

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Barbara A. Metzger,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph G. Jackson and wife, Joyce M. Jackson

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. 28 on the Plan of Phase I, of Thrible Springs Estates, as shown on plat of record in Plat Book 6900, pages 312 and 313 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 Barbara A. Metzger by deed from Rucker, Ltd. of record in Book 7638, page 847, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 7231, page 59-121, said Register's Office.

This conveyance is subject to any and all existing easements of record.

Taxes for the year 1996 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

unimproved ( )
This is improved (X) property, known as 109 Thrible Springs Court, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 gendors.

Witness my hand this 29th 30th day of April 19 96

Barbara A. Metzger

Barbara A. Metzger

OFFICIAL SEAL
A. LOEDELL
NOTARY PUBLIC - OREGON
COMMISSION NO. 022005
MY COMMISSION EXPIRES OCT. 27, 1998

STATE OF ~~TENNESSEE~~ OREGON
COUNTY OF ~~DAVIDSON~~ / Washington

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Barbara A. Metzger

the bargainor is, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at ~~Nashville~~ Oregon, ~~Tennessee~~, this 30th day of April, 19 96.

Commission expires 10-27-98

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19____.

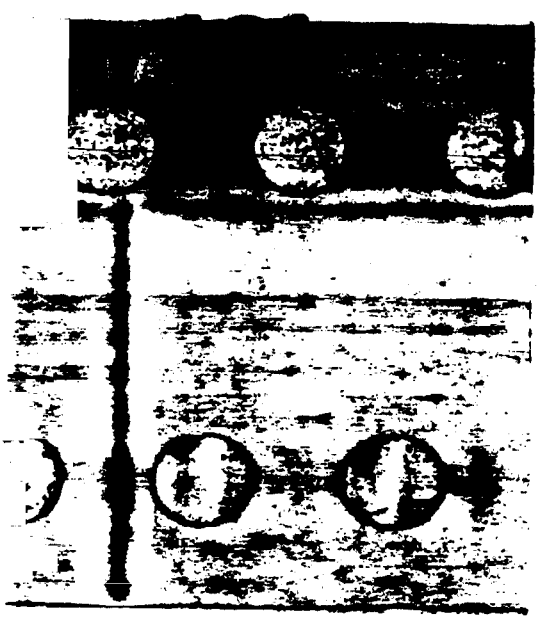
My commission expires _____

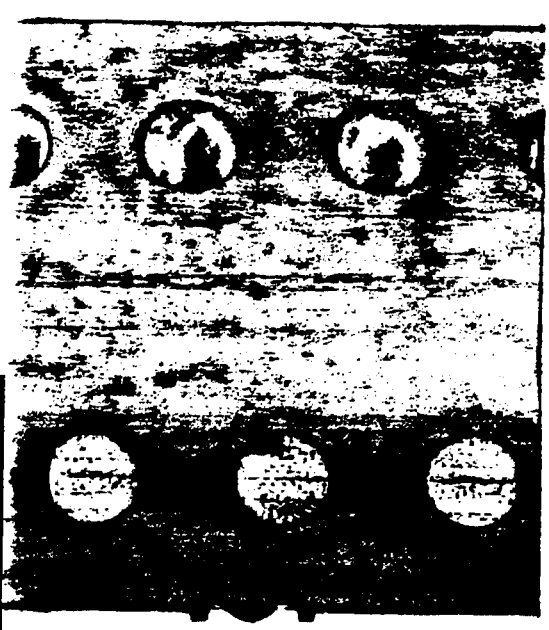
Notary Public

0179377
IDENTIF. & REFERENCE

96 MAY -7 AM 10:03
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

3875 95/07 7:01 03CHECK 615.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10042 PG 492

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
164000.00
CON TX 506.30
PRFEE 1.00
WDEED 8.00
TOTAL 615.80
CHECK 615.80
05/07/96 01 10:04 0001 8976

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01179377
IDENTIF. # REFERENCE

96 MAY -7 AM 10:13
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1036984