This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 10051 PG 660

ADDRESS NEW OWNER:
Willie Lee Jackson Jr. and Cassandra I. Jackson
623 North 9th Street
Nashville, Tennessee 37206

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Century Mortgage Corporation
Two International Drive Suite 507
Nashville, Tennessee 32717

MAP AND PARCEL:
MAP 82-8
GROUP
PARCEL 157

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, Willie Pearl Yeargin, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Willie Lee Jackson Jr. and wife, Cassandra I. 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:

> Being Lot No. 162 of Block No. 1 on the Map of Blocks 1 and 2 of F. O. Beasley's McFerrin Addition, as of record in Book 57, page 136, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Jerry Yeargin and wife Maggie Yeargin by deed from G. H. Tarleton and wife, Rhea Theresa Tarleton by deed of record in Book 3099, page 45, said Register's Office. The said Jerry Yeargin having since died and the said Maggie Yeargin having quitclaimed her interest in the property to Jerry Yeargin, Jr., of record in Book 7220, page 973, said Register's Office. The said Jerry Yeargin, Jr. has also since died, leaving all of his estate to his wife, Willie Pearl Yeargin under the Last Will and Testament of Jerry Yeargin, Jr. dated December 8, 1994.

This is improved property known as 623 North 9th Street, Nashville, TN 37206.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to the 1996 taxes and subsequent years taxes thereafter.
2. All matters shown on the Plan of record in Book 57, page 136, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Willie Lee Jackson Jr. and wife, Cassandra I. Jackson, their heirs and assigns, forever; and I, Willie Pearl Yeargin,

unmarried, do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 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 7th day of May, 1996.

Mrs. Willie Pearl Yeargin
Willie Pearl Yeargin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Willie Pearl Yeargin, unmarried, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 7th day of May, 1996.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 11/20/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 43,000.00.

Cassandra I Jackson
AFFIANT

Subscribed and sworn to before me this 7th day of May, 1996.

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 11/20/96

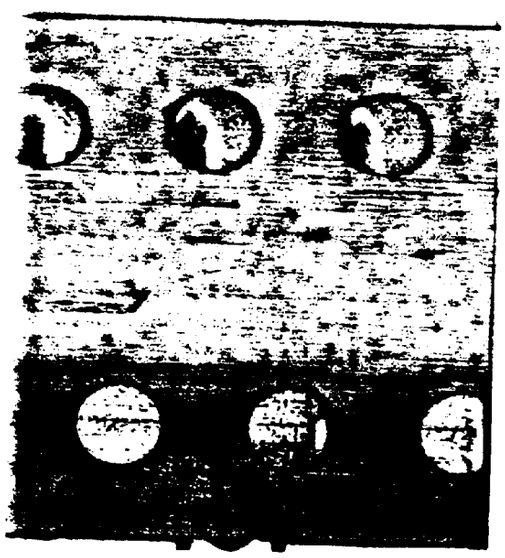
0182289
IDENTIF. ↑ REFERENCE

96 MAY 16 PM 1:18

REGISTER
DAVIDSON COUNTY, TN.

2229 05/16 0101 03CHECK 168.10





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

RECEIVED OF _____

FOR _____

BOOK 10051 PG 662

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 43000.00
				CON TX 159.10
				PRFEE 1.00
				MTGFEE 8.00
				TOTAL 168.10
				CHECK 168.10
			05/16/96 01	13:19 0001 2229

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0182289
IDENTIF. ↑ REFERENCE

96 MAY 16 PM 1:18

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1040192