WARRANTY DEED

BOOK 10075 PG 442

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 86,485.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF June, 19 96

Notary Public

MY COMMISSION EXPIRES: 7-22-

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel M. Frizsell (NAME)	Countrywide Funding Corporation (NAME)	MAP 133-11
215 Shawn Drive (ADDRESS)	155 North Lake Avenue (ADDRESS)	PARCEL 202
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Pasadena, CA 91109 (CITY) (STATE) (ZIP)	

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, Mary G. Jackson, Individually and Mary G. Jackson and Scott Daniels Jackson, Co-Administrators of the Estate of Dennis William Jackson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel M. Frizsell and wife, Lisa L. Frizsell

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. 175 on the Plan of Valley View Meadows, Section 3, of record in Book 3700, page 93, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dennis William Jackson (unmarried) and Mary G. Jackson (unmarried) by deed from Anthony E. Howalski and wife, Donna S. Kowalski, of record in Book 8035, page 767, said Register's Office. Dennis William Jackson has since died intestate. His estate is being administered in the Probate Court of Davidson County, Tennessee (Davidson County Probate Court Docket No. 96P-725). The interest of Dennis William Jackson in the above property is being sold pursuant to Order dated June 3, 1996 entered in Minute Book 406, page 734, Office of the Davidson County Probate Court Clerk.

This conveyance is subject to restrictive covenants of record in Book 3673, page 430, Book 3770, page 214, Book 4065, page 227, and Book 4082, page 106, said Register's Office, all matters of record in Plat Book 3700, page 93, said Register's Office, and any other existing easements and restrictions of record.

unimproved ( )
This is improved (X) property, known as 215 Shawn Drive, Nashville, Tennessee 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 genders.

Witness our hand s this 3rd day of June, 19 96

Mary G. Jackson, Individually

Scott Daniels Jackson, Co-Administrator of the Estate of Dennis William Jackson

Mary G. Jackson, Co-Administrator of the Estate of Dennis William Jackson

BOOK 10075 PG 443

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary G. Jackson

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 instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 3rd day of June, 1996.

Commission expires 7-26-97

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Mary G. Jackson and Scott Daniels Jackson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Co-Administrators of the Estate of Dennis William Jackson, and who further acknowledged that they are authorized to execute the within instrument as Co-Administrators of said Estate.

Witness my hand and seal this 3rd day of June, 1996.

My Commission Expires:

7-26-97

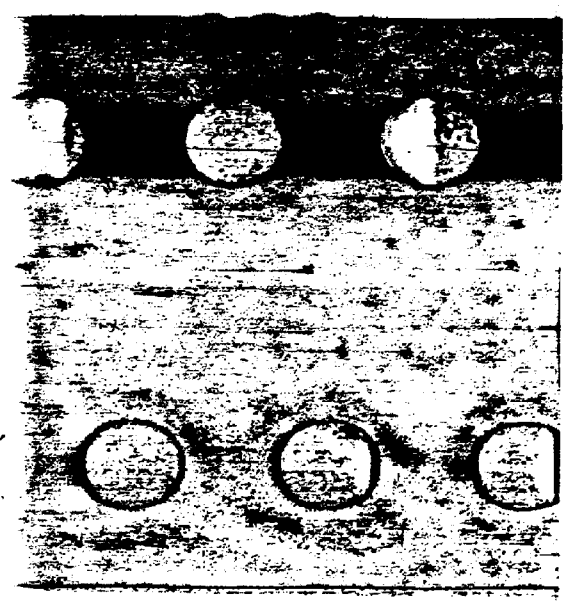
Notary Public

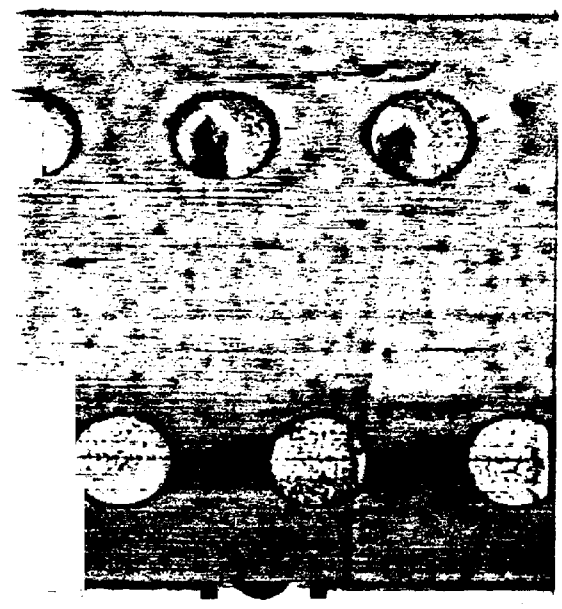
9717 06/05 0101 03CHECK 328.99

0189247
IDENTIF. ↑ REFERENCE

96 JUN -5 AM 11:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10075 PG 444

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 86485.00
CON TX 319.99
PRFEE 1.00
WDEED 8.00
TOTAL 328.99
CHECK 328.99

06/05/96 01 11:15 0001 9717

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0189247
IDENTIF. ↑ REFERENCE

96 JUN -5 AM 11:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1047581