BOOK 10075 PG 675

0189308

IDENTIF. ↑ REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (mn) Title No: 37869
Dav. Co. File: Box 8

96 JUN -5 PM 12:46

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

9779 06/05 0101 03CHECK 432.50

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Max R. McClain, III 216 Cahaba Cove Hermitage, Tennessee 37076	SUNTRUST BANK, NASHVILLE, N. A. 201 Fourth Avenue North Nashville, TN 37219

TAX MAP-PARCEL NUMBERS: 86-08-A-006

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Bruce A. Jackson and spouse, Brenda J. Jackson,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Max R. McClain, III, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 409 on the plan of Camden Woods, Phase II of record in Plat Book 6900, page 735, Register's Office for said County.

SAID Lot No. 409 fronts 33.00 feet on the northwesterly margin at the terminus of cul-de-sac of Cahaba Cove and extends back 118.98 feet on the southerly line and 152.54 feet on the southeasterly line to a broken line in the rear, measuring 195.45 feet thereon.

BEING the same property conveyed to Bruce A. Jackson and wife, Brenda J. Jackson by deed form Phillips Builders, Inc. of record in Book 8067, page 723, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 7620, Page 561, Book 7657, page 580 and Book 7675, page 926, said Register's Office, and to the matters set forth in the referenced Plan of record.
This is improved property, known as: 216 Cahaba Cove, Hermitage, Tennessee 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee,

Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 3rd day of June, 1996. BOOK 10075 PG 676

Bruce A. Jackson

Brenda J. Jackson

State of Tennessee
County of Davidson

On this 3rd day of June, 1996, before me the undersigned authority, personally appeared **Bruce A. Jackson** and **Brenda J. Jackson**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/98

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 128000.00

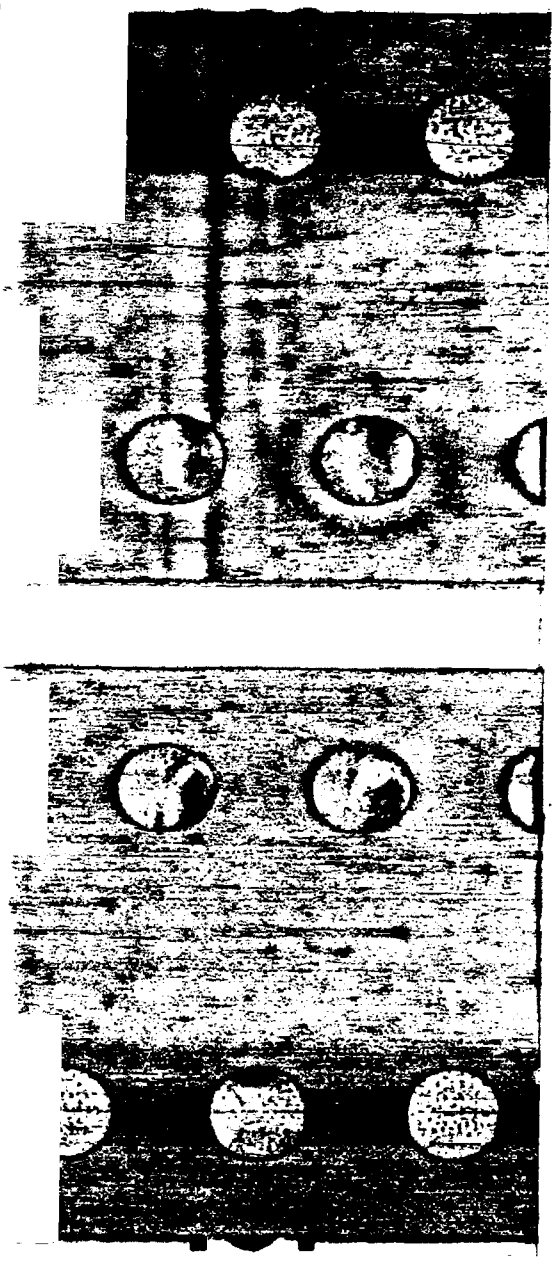
Affiant

Sworn and subscribed before me on the 3rd day of June, 1996.

My Commission Expires: _____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/98

Notary Public



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10075 PG 677

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 128000.00
				CON TX 473.60
				PRFEE 1.00
				WDEED 8.00
				TOTAL 482.60
				CHECK 482.60
06/05/96	01			12:48 0001 9779

RECEIPT NOT VALID UNTIL CHECK IS PAID BY BANK

0189308
IDENTIF. # REFERENCE

96 JUN -5 PM 12:16

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1047642