BOOK 10085 PG 443

96 JUN 13 AM 10:47
FILED & RECORDED IN REGISTER
DAVIDSON COUNTY, TN.

0192243
IDENTIFICATION REFERENCE

Map & Parcel 155-8-B-1700
Field Book No. 9D 80177

This Instrument Was Prepared By:
Patricia Quinn Robertson, Attorney
Yost and Robertson
First Union National Bank Bldg.
198 East Main Street
Franklin, Tennessee 37064
(615) 790-9678

Send Tax Bills To:

New Owner

New Owner:

Michael E. Jackson
6329 Sweetgum Lane
Nashville, TN 37221

Mortgagee:

First Union National Bank of TN
198 East Main Street
Franklin, TN 37064

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, BERNARD K. PERRINE, Grantor, have bargained and sold and by these presents do transfer and convey unto MICHAEL E. JACKSON and wife, LANNA J. JACKSON, Grantees, their heirs and assigns, the property described as follows:

A certain tract or parcel of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 17, on the Plan of Subdivision for Phase 1 of South Colony at Riverbend, of record in Book 6900, page 271, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Bernard K. Perrine, unmarried, by deed from Dan Smith and wife, Regina Smith, of record in Book 9162, page 816, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND I DO COVENANT with the said Grantees that I am lawfully seized and possessed of said property in fee simple, have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows: (1) Restrictions of record in Book 5349, page 921, Book 6474, page 354, Book 6486, page 588, and Book 7199, page 119, said Register's Office; (2) By-Laws of record in Book 7781, page 645, said Register's Office; (3) Charter of South Colony at Riverbend Homeowner's Association of record in Book 8748, page 816, said Register's Office; (4) All matters on the plan of record in Plat Book 6900, page 271, said Register's Office; (5) 1996 taxes are a lien but not yet due and payable. Said taxes have been prorated at closing and will be paid by Grantees when due and payable.

AND I DO FURTHER COVENANT and bind myself my heirs and representatives, to warrant and forever defend the title to said property, to the said Grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS my hand on this the 7 day of June, 1996.

BERNARD K. PERRINE, unmarried

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public of said County, BERNARD K. PERRINE, unmarried, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 7 day of June, 1996.

NOTARY PUBLIC

MARIE A. SWEENEY NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

My Commission Expires: 6/23/98

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is One Hundred Sixty Two Thousand Nine Hundred and No/100 Dollars ($162,900.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this 7 day of June, 1996.

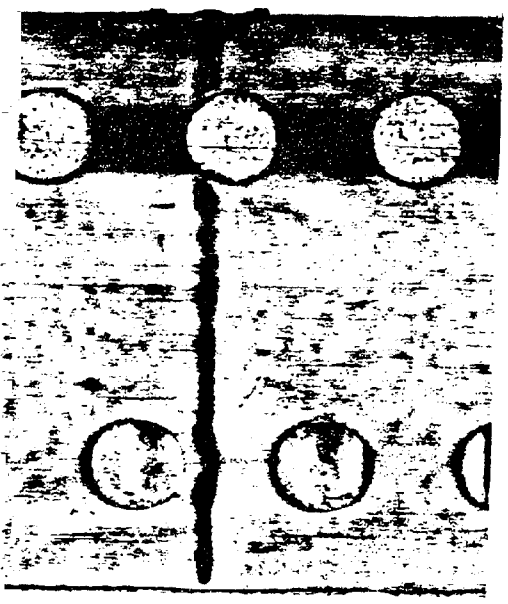
NOTARY PUBLIC

My Commission Expires: 6/23/98

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File #B-1497

MARIE A. SWEENEY * NOTARY PUBLIC AT LARGE * WILLIAMSON CO. TENN.

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

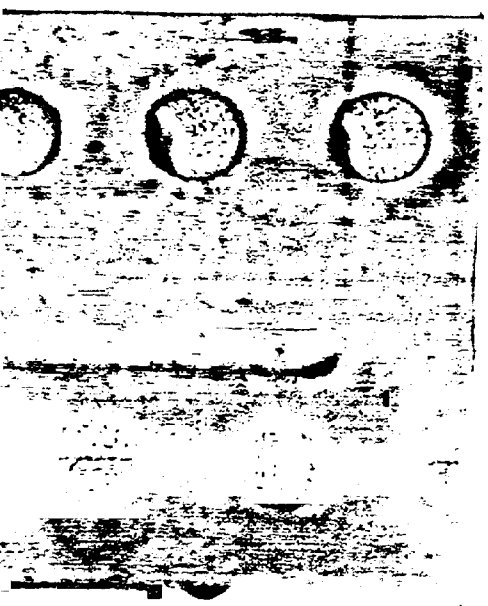
RECEIVED OF _____

FOR _____

BOOK 10085 PG 445

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



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	162900.00
CON TX	602.73
PRFEE	1.00
MTGEE	8.00
TOTAL	611.73
CHECK	611.73

06/13/96 01 10:53 0001 2952

0192243
IDENTIF. & REFERENCE

96 JUN 13 AM 10:47

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1050776