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THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $171,000.00. **Affiant** Subscribed and sworn to before me, this 28 day of June, 1996. Notary Public My Commission Expires: 3/28/99

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Robbie L. Quinton 105 Mayfair Road Nashville, TN 37205	NationsBank Ste.110 3401 West End Ave Nashville, Tn. 37203	103-12-147 26W 03335

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HAROLD CLARK JACKSON, II AND WIFE, JANE M. JACKSON,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **ROBBIE L. QUINTON,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 16, Block "A" on the Plan of Cherokee Park, of record in Book 547, pages 169 & 170, 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 Harold Clark Jackson, II and wife, Jane M. Jackson by deed from Robert L. Chickey and wife, Gail G. Chickey and Karen L. Chickey, ummarried, of record in Book 7823, page 659, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 1996 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 547, pages 169 and 170, Register's Office for said County.

This is improved property known as 105 Mayfair Road, Nashville, TN 37205.

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, her heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 28th day of June, 1996.

Harold Clark Jackson, II

Jane M. Jackson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **HAROLD CLARK JACKSON, II,** 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 28th day of June, 1996.

Notary Public

My Commission Expires: 3/22/98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JANE M. JACKSON,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of June, 1996.

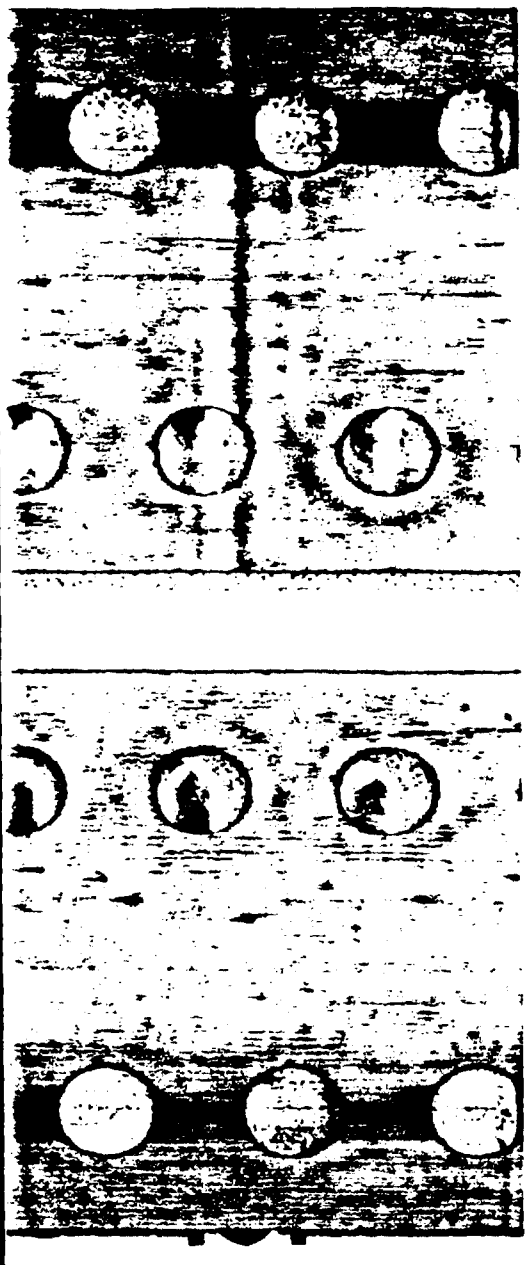
Notary Public

My Commission Expires: 3/22/98

0193559

96 JUL -1 PM 1:03

0052666.01



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10105 PG 165

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
				171000.00
				CON TX 632.70
				PRFEE 1.00
				WDEED 8.00
				TOTAL 641.70
				CHECK 641.70
07/01/96	01			13:05 0001 9770

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0198559
IDENTIFICATION REFERENCE
1996 JUL -1 PM 1:03
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1057510