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 $415,000.00. **Affiant** Subscribed and sworn to before me, this 28th day of June, 1996. Notary Public My Commission Expires: 5/23/98

Address New Owner As Follows: H. Clark Jackson and wife, Jane Mabry Jackson 1212 Norton Court Brentwood, TN 37027	Send Tax Bills To: SunTrust Bank, Nashville, N.A. P. O. Box 100100 Atlanta, GA 30348	Map-Parcel Number: 159-0-177 FH 25665

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, **JANE M. FABIAN, as surviving tenant by the entirety,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **H. CLARK JACKSON AND WIFE, JANE MABRY JACKSON,** hereinafter called the Grantees, their 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. 3 on the Resubdivision of Lots 3, 4 and 5, Norton Estates, South, of record in Book 9700, page 29, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Robert N. Fabian and wife, Jane M. Fabian by deed from Reese L. Smith, Jr., and wife, Marcella V. Smith, of record in Book 4713, page 29, Register's Office for Davidson County, Tennessee; the said Robert N. Fabian having since died.

This conveyance is made subject to:

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

2. Restrictive covenants contained in instrument of record in Book 1390, page 572, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 9700, page 29, Register's Office for said County.

4. Easement granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7825, page 202, Register's Office for said County.

This is improved property known as 1212 Norton Court, Brentwood, TN 37027.

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 I 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 further covenant and bind myself, my heirs and assigns, 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 person whomsoever.

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

Jane M. Fabian

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

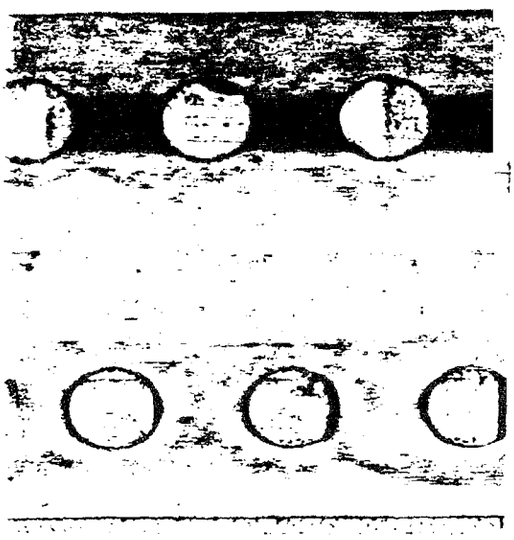
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JANE M. FABIAN, unmarried,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires:

00002143



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

RECEIVED OF _____

FOR _____

BOOK 10111 PG 40

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	
	415000.00
CON TX	1535.50
PRFEE	1.00
MDEED	8.00
TOTAL	1544.50
CHECK	1544.50

07/03/96 01 16:23 000* 1565

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0200243

IDENTIFICATION REFERENCE

96 JUL -3 PM 4:20

No. 1059294