File 13983
File Box 9B (First Title & Escrow)

OLD REPUBLIC
National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

BOOK 10113 PG 809

STATE OF TENNESSEE }
COUNTY OF }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 182,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 3rd DAY OF July 1996

NOTARY PUBLIC

My Commission expires: 11/26/96

(615) 385-2804 THIS INSTRUMENT PREPARED BY TN SupCt #003143
Marbut Glenn Gaston, Jr.,Lawyer,2211 Crestmoor Rd.,Nashville, TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
John S. Jackson etux	First Union Mortgage Corp.	117-01-091
(NAME)	(NAME)	
3603 Meadow Drive	4300 Six Forks Rd.,POBox 18109	7DA-05235
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Raleigh, NC 27619	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 182,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

Gregory M. Grana and wife, Janice T. Grana

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

John S. Jackson and wife, Aisling Fenelon

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee and being Lot No. 19 (both parts "A" and "B") on the plan of "MEADOWLAWN" as of record at Book 974, page 35, Register's Office for said County, to which plan reference is hereby made and the same incorporated herein for a complete description of said lot. Central Drive, as shown on said plan, is now known as Meadow Drive.

Being all the same property conveyed to the grantor herein by deed as of record at Book **5765** , page **946** , said Register's Office.

This conveyance is subject to current year's property taxes, which have been prorated this date and the grantee assumes in full (notwithstanding any change from the amount used in said proration) and to restrictive covenants, plat limitations, easements, and/or other matters as hereinafter stated, to wit: plan of record at Book 974 page, 35, said Register's Office.

~~unimproved~~ ( ) improved (X) property, known as 3603 Meadow Drive, Nashville, TN 37215
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 3rd day of July, 19 96.

Gregory M. Grana

Janice T. Grana

INDIVIDUAL ACKNOWLEDGMENTS:

BOOK 10113 PG 810

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Gregory M. Grana and wife, Janice T. Grana, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 3rd day of July, 19 96.

My Commission expires:
11-27-99

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19___.

My Commission expires:

_____

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19___.

My Commission expires:

_____

Notary Public

95 JUL -3 PM 2:46

0201165

IDENTIF. & REFERENCE

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

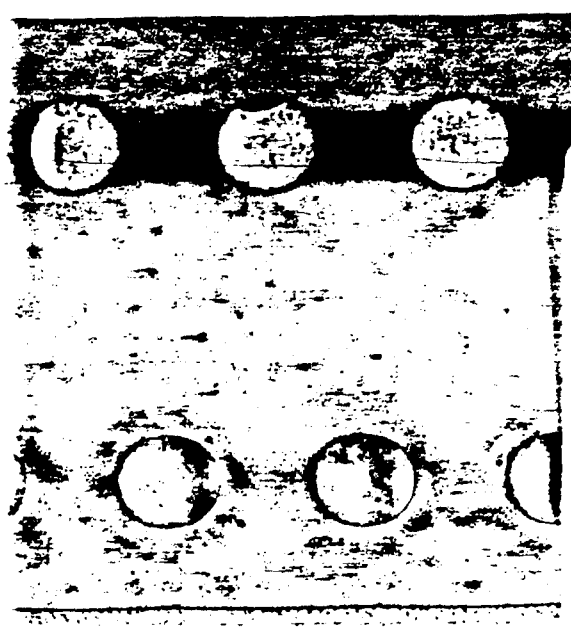
Witness my hand and official seal at office this _____ day of _____, 19___.

My Commission expires:

_____

Notary Public

582-40



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10113 PG 811

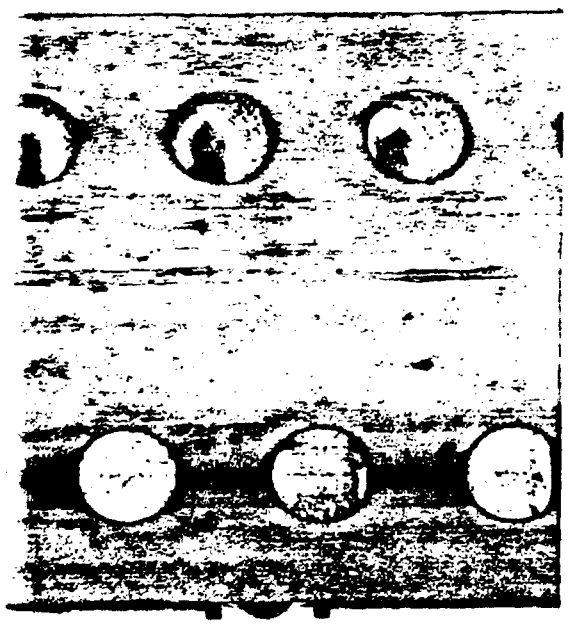
CO CONVEYANCE
MO MORTGAGE
WD WARRANTY DEED
TD TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 182000.00
CON TX 673.40
PRFEE 1.00
WDEED 9.00
TOTAL 682.40
~~682.40~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

~~14453 3001 2565~~



0201165
IDENTIF. # REFERENCE

95 JUL -3 PM 2:47
GISTER
.TN.

No. 1060282