BOOK 10172 PG 18

FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 85,000.00
Virgil J. Magee
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
23rd DAY OF August 19 96
Notary Public
MY COMMISSION EXPIRES 3/97
(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Virgil J. Magee (NAME)	Boatmen's National Mortgage, (NAME)	MAP 73-7
2405 Melbourne Drive (ADDRESS)	4041 Knight Arnold Road (ADDRESS)	PARCEL 118
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Memphis, TN 38118 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Kenneth E. Jackson, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Virgil J. Magee, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 291, on the plan of Sunset View, Section IV, of record in Plat Book 2854, Page 63, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Kenneth E. Jackson unmarried by deed from Timothy R. Cogburn and wife, Tone Haugen-Cogburn, of record in Book 8979, Page 215, Register's Office for said County.

02195546
IDENTIF. ← REFERENCE

96 AUG 29 PM 2:22
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 2405 Melbourne Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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; and we do covenant with the 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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 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 my hand on this 21st day of August, 19 96

Kenneth E. Jackson

18

BOOK 10172 PG 19

STATE OF ~~TENNESSEE~~ MISSISSIPPI
COUNTY OF Madison

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth E. Jackson, unmarried

the bargainor ____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Ridgeland, Ms ~~TENNESSEE~~, this 21st day of August, 19 96.

Commission expires NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE MY COMMISSION EXPIRES: June 7, 1997 BONDED THRU HEIDEL-MARCHETTI, INC.

Elizabeth E. Lawrence
Notary Public

STATE OF TENNESSEE
COUNTY OF

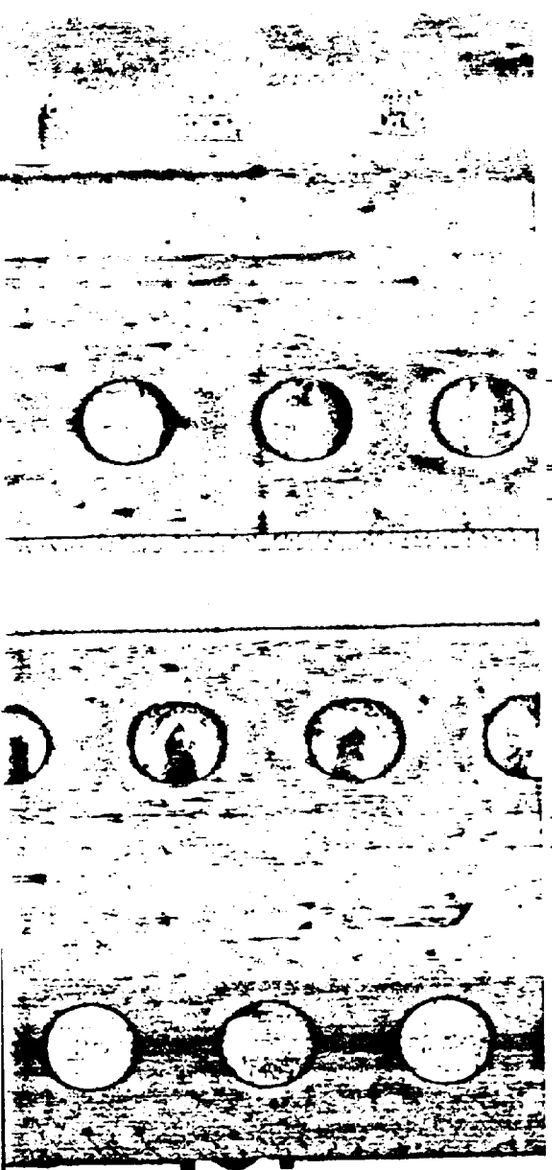
Before me, ____ a Notary Public within and for the State and County aforesaid, personally appeared ____ and ____ with whom I am personally acquainted and who upon ____ oath(s) acknowledged ____ to be the ____ and ____ respectively of the ____ the within named bargainor, and corporation, and that ____ as such ____ and ____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said ____ as such ____, and attesting the same by the said ____ as such ____.

Witness my hand and official seal at office at ____ on this the ____ day of ____ 19____.

My commission expires ____

Notary Public

2386 08/29 0101 03CHECK 323.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10172 PG 20

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 85000.00
				CON TX 314.50
				PRFEE 1.00
				MTEED 8.00
				TOTAL 323.50
				CHECK 323.50
			08/29/96 01	14:24 0001 2386

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0219546 IDENTIF. ↑ REFERENCE

96 AUG 29 PM 2:22

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1024912