BOOK 10191 PG 923

WARRANTY DEED

PREPARED BY:

C. Patterson Cron
Woodard, Lincoln & Cron
Attorney at Law
175 East Main Street
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $37,600.00.

Michael Jackson
Affiant

Sworn to and subscribed before me on this the 4th day of September, 1996.

Charles P. Cron
NOTARY PUBLIC
My Commission Expires: 3-31-99

MORTGAGEE:

Old Hickory Credit Union
P.O. Box 431
Old Hickory, TN 37138-0431

ADDRESS NEW OWNER:
MICHAEL JACKSON
716 Hite Street
Nashville, TN 37209

SEND TAX BILLS TO:
Old Hickory Credit Union
P.O. Box 431
Old Hickory, TN 37138-0431

Map/Parcel: 91-10/112

FOR AND IN CONSIDERATION of the sum of TEN 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, WE, **TERESA MCCLARY, PATRICIA SMITH, RICKEY JACKSON and GEOFFREY JACKSON**, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey all their undivided interest as tenants in common, unto **MICHAEL JACKSON**, unmarried, hereinafter called GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 119 on Map of Urbandale, Section II, as of record in Book 1835, page 82, Register's Office for said County.

Said Lot No. 119 fronts 50.27 feet on the easterly side of Hite Street and runs back 127.8 feet on the northerly line and 129.6 feet on the southerly line to a dead line in the rear measuring 54.51 feet thereon.

BEING the same property conveyed to Owen Reeves Jackson and wife, Rose A. S. Jackson, by deed from Neal J. Hardy, Federal Housing Commissioner, of record in Book 3502, Page 140, in the Register's Office for Davidson County, Tennessee.

Rose A. S. Jackson and Owen Reeves Jackson were divorced in 1985 and the decree of divorce in this cause divested all of Rose A. S. Jackson's interest in and to the above described real property in Owen Reeves Jackson. That decree (of the Fourth Circuit Court for Davidson County, Tennessee, in cause number 84D-3865) is of record in Book 6621, page 910, in the said Register's Office.

Owen Reeves Jackson subsequently married Helen Juanita Jackson but did not convey an interest in the property to her during his lifetime.

The said Helen Juanita Jackson has conveyed all of her rights, title and interest in the property to Teresa McClary, Patricia Smith, Rickey Jackson, Michael Jackson and Geoffrey Jackson, by quitclaim of record in Book 7716, page 891, Register's Office for Davidson County, Tennessee.

This is improved property known as 716 Hite Street, Nashville, Tennessee, 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do 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, except as follows:

1) 1996 taxes have been prorated and will be paid by the Grantee when due.

2) Plan of record in Book 1835, page 82, Register's Office for Davidson County, Tennessee.

And GRANTORS do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 29th day of August, 1996, and 4th day of September, 1996.

Teresa McClary
TERESA MCCLARY

Patricia Smith
PATRICIA SMITH

Rickey Jackson
RICKEY JACKSON

Geoffrey Jackson
GEOFFREY JACKSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, TERESA MCCLARY, the bargainor with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Old Hickory, Tennessee, this the 29th day of Angust, 1996.

Charles P Cox
NOTARY PUBLIC

My Commission Expires: March 27, 1999

BOOK 10191 PG 925

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, **PATRICIA SMITH**, the bargainor with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Old Hickory, Tennessee, this the 29th day of August, 1996.

Charles P. Cross

NOTARY PUBLIC

My Commission Expires: March 27, 1996

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, **RICKEY JACKSON**, the bargainor with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Old Hickory, Tennessee, this the 4th day of September, 1996.

Charles P. Cross

NOTARY PUBLIC

My Commission Expires: March 27, 1999

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, **GEOFFREY JACKSON**, the bargainor with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Old Hickory, Tennessee, this the 29th day of August, 1996.

Charles P. Cross

NOTARY PUBLIC

My Commission Expires: March 27, 1999

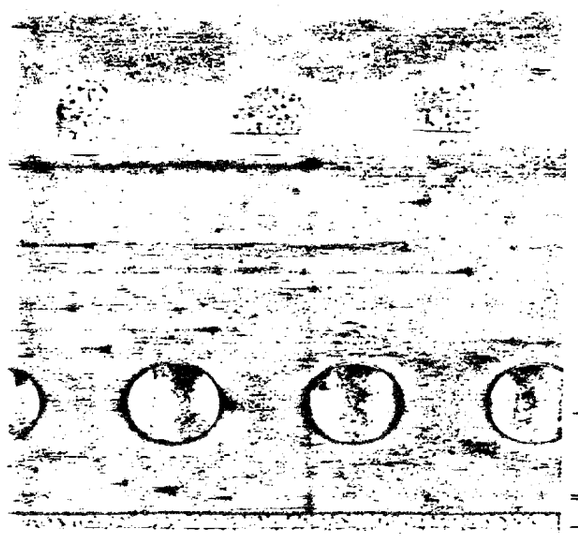
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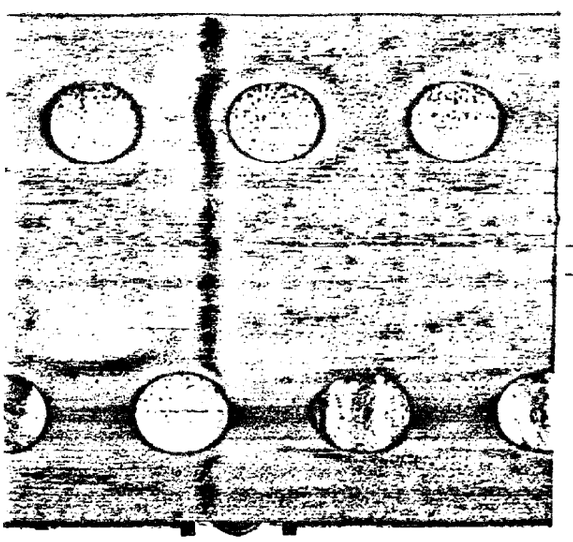
IDENTIF. & REFERENCE

96 SEP 16 PM 12:44

FELIX Z. ALSUP II REGISTER
DAVIDSON COUNTY, TN.

27 9925 0101 03CHECK 152.12





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

RECEIVED OF _____

FOR _____

BOOK 10191 PG 926

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 37600.00
				CON TX 139.12
				PRFEE 1.00
				WDEED 12.00
				TOTAL 152.12
				CHECK 152.12
09/16/96	01			12:50 0001 8757

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0225514 IDENTIF. ↑ REFERENCE

96 SEP 16 PM 12:44

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1031198