BOOK 10253 PG 57

Deed 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF November 19 96

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires: 1/29/97

THIS INSTRUMENT WAS PREPARED BY

Lassiter, Tidwell & Hildebrand, P.O. Box 1369, Brentwood, TN 37024

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert A. Jackson (NAME)	NationsBanc Mortgage Corporation (NAME)	120-06-009
1322 Saturn Drive (ADDRESS)	P. O. Box 353 (ADDRESS)	
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Louisville, KY 40201-0353 (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, Linda Gaye Williams and Cindy Williams and Brenda Faye Phelps

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert A. Jackson

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:

Land in Davidson County, TN, being Lot No. 136 on the Plan of Stardust Acres, of record in Book 1424, Page 92, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James A. Williams and wife, Mary L. Williams, by deed from Hugh T. Biffle, a widower, of record in Book 2137, Page 578, Register's Office for Davidson County, TN. Mary L. Williams predeceased James A. Williams, who died in January, 1996. By will of record in Will Book 204, page 412, Davidson County Court Clerk's Office, subject property was devised by James A. Williams to his daughters, Linda Gaye Williams, Brenda Faye Phelps and Cindy Williams.

TOGETHER WITH an easement for driveway purposes in Book 1914, page 189, said Register's Office.

Subject property is not the usual place of residence of any of the grantors herein.

0244522 IDENTIF. & REFERENCE

96 NOV -7 AM 9:43 RECEIVED AND RECORDED BY REGISTER DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 1322 Saturn Drive, Nashville, TN 37217
(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 our hand s this 6th day of November 19 96

Linda Gaye Williams

Brenda Faye Phelps by Linda Gaye Williams

Cindy Williams

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Linda Gaye Williams and Cindy Williams ~~and Brenda Faye~~ Phelps

the bargainor s, with whom I am personally acquainted or proved to me on 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 Brentwood, Tennessee, this 6th day of November, 19 96.

Commission expires _____

Notary Public

ELIZABETH SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 7/25/2000

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

BOOK 10253 PG 58

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Linda Gaye Williams, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purpose therein contained and who further acknowledged that she is the Attorney In Fact for Brenda Faye Phelps and that she is authorized by her to execute this instrument on her behalf.

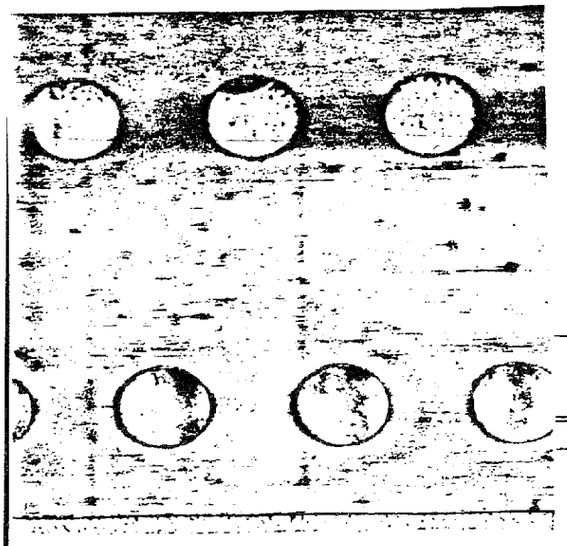
Witness my hand and seal at Brentwood, Tennessee, this 6th day of November, 1996.

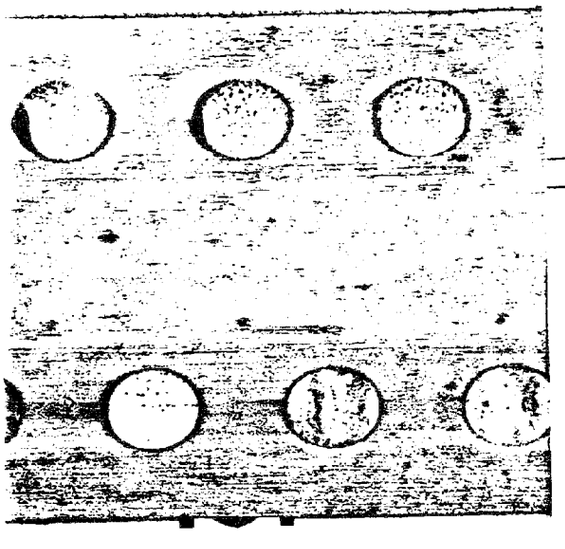
_____
Notary Public

My Commission Expires:

2109 11/07 11:01 03CHECK

268.00





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

RECEIVED OF _____

FOR _____

BOOK 10253 PG 59

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 70000.00
				CON TX 259.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 268.00
				CHECK 268.00
11/07/96	01			09:46 0001 9100

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96 NOV -7 AM 9:43
REGISTER
DAVIDSON COUNTY, TN

0244522
IDENTIF. # REFERENCE

No. 1086019