WARRANTY DEED

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $**34,500.00**

Alfred Jackson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF DECEMBER, 1996.

RICHARD R. HEDGEPATH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

MY COMMISSION EXPIRES: My Commission Expires NOV 22, 1997

THIS INSTRUMENT PREPARED BY: Richard R. Hedgepath, Attorney
4800 Charlotte Ave.
Nashville, TN 37209

NEW OWNER(S)	SEND TAX BILLS TO:	MAP & PARC.
Alfred Jackson and **Betty Pewitt**	Same	Map 91-11
1911 Lebanon Rd.		Parcel 198
Nashville, TN 37210		

FOR AND IN 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, **JESSE RUEL MELTON, JR.** AND WIFE, **MARY ALICE MELTON**, **JOYCE ANN PIERCE**, AN UNMARRIED PERSON, AND **LOLA FAYE STEVENS** AND HUSBAND, **JAMES STEVENS**, ALL THE HEIRS AT LAW OF **LOLA KATE MELTON**, DECEASED, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALFRED JACKSON** AND **BETTY PEWITT**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

PROPERTY located in Davidson County, Tennessee, being Lots Nos. 1122 and 1124 of Block No. 158, Plan No. 1 West Nashville, of record in Book 57, Pages 74 and 75, Register's Office for said County.

SAID Lot No. 1122 fronts 25 feet on the southerly side of Indiana Avenue and runs back between parallel lines 150 feet to an alley.

Said Lot No. 1124 fronts 35 feet on the southerly side of Indiana Avenue and runs back between parallel lines, with the easterly margin of 53rd Avenue North, formerly 12th Street, 150 feet to an alley.

BEING the same property conveyed to Jesse Ruel Melton, Sr. and wife, Lola Kate Melton by deed from W. A. Lamont and wife, Ethel Lamont of record in Book 2136, Page 193, said Register's Office. The said Jesse Ruel Melton, Sr. having predeceased the said Lola Kate Melton. The said Lola Kate Melton having since died. The portion of 53rd Avenue North abandoned by Metro Government of Davidson County, Tennessee, Bill No. 75-1262, and lying on the west boundary line of the above described property is specifically reserved by the Grantors.

The above description is the same as in the previous deed of record.

This property is sold in its AS IS condition with no warranties as to condition.

An electrical permit issued by the Metropolitan Government of Nashville and Davidson County, for electrical service for a detached structure other than the principal structure on certain property herein described of record in Book 9436, Page 945, said Register's Office.

5211 Indiana Ave., Nashville, TN 37209
(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; 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 hands this 3rd day of December, 1996.

Jesse Ruel Melton Jr.
JESSE RUEL MELTON, JR. - SELLER

Mary Alice Melton
MARY ALICE MELTON - SELLER

Lola Faye Stevens
LOLA FAYE STEVENS - SELLER

James Stevens
JAMES STEVENS - SELLER

Joyce Ann Pierce
JOYCE ANN PIERCE - SELLER

PICK-UP

FILED & RECORDED REGISTER
DAVIDSON COUNTY, TN.
96 DEC -4 AM 9:06

IDENTIF. & REFERENCE
0252366

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jesse Ruel Melton, Jr., Joyce Ann Pierce**, an unmarried person, and **Lola Faye Stevens** and husband, **James Stevens**, the bargainors, 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 Nashville, Tennessee, this 3rd day of December, 1996.

RICHARD R. HEDGEPATH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My commission expires: _____

My Commission Expires NOV. 22, 1997

1710 12/04 0101 03CHECK 136.65

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

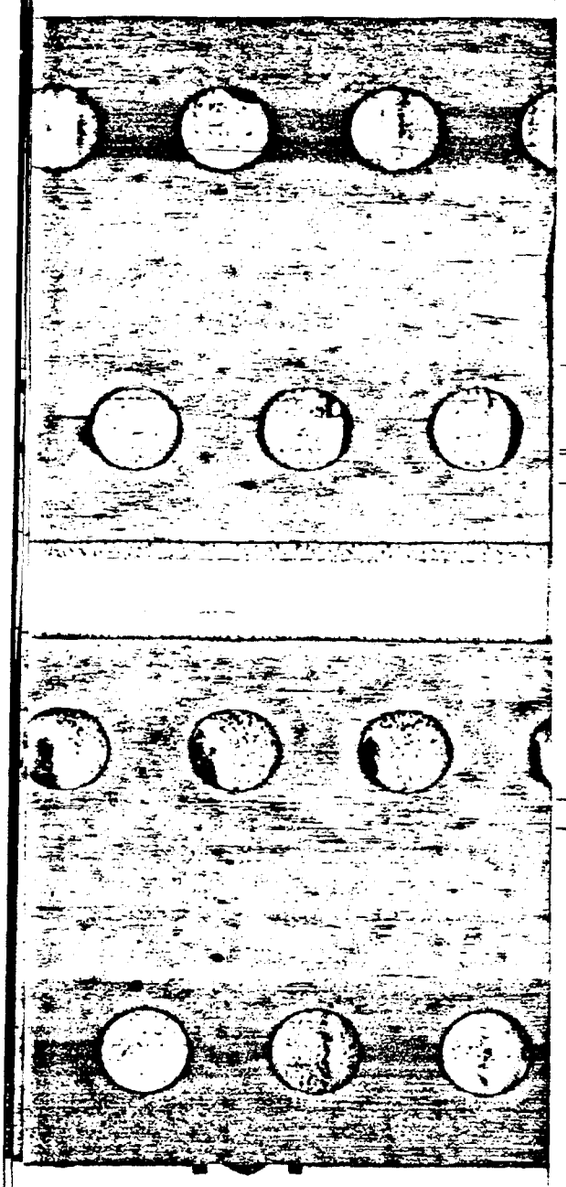
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mary Alice Melton**, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument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

Witness my hand and official seal at Nashville, Tennessee, this 3 day of December, 1996.

NOTARY PUBLIC

NOTARY PUBLIC

My commission expires: 1/30/99



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10279 PG 397

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 34500.00
CON TX 127.65
PRFEE 1.00
WDEED 8.00
TOTAL 136.65
CHECK 136.65

12/04/96 01 09:09 0001 1710

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0252366
IDENTIF. ↑ REFERENCE

96 DEC -4 AM 9:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1094375