PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **31st** day of **March, 1997** between LARRY EAST and DEBBIE EAST, HUSBAND AND WIFE, GRANTORs, and **DAVID JACKSON** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, LARRY EAST and DEBBIE EAST, HUSBAND AND WIFE, hereinafter referred to as GRANTORs, do hereby bargain, sell, transfer and convey unto DAVID JACKSON, hereinafter referred to as GRANTEE, his/her successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORs in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 4012 GALLATIN ROAD, NASHVILLE, TN.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, his/her heirs, successors and assigns forever. The GRANTORs do covenant and agree with the said GRANTEE that GRANTORs are lawfully seized and possessed of the said real estate and that GRANTORs have a good and lawful right to sell the same. The GRANTORs further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTORs further covenant and bind himself/herself/themselves, their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEE, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of GRANTORs on the day and year first above written.

Larry East
LARRY EAST,
Signature of Seller

Debbie East
DEBBIE EAST
Signature of Seller

97 APR 10 P 12:43
REGISTER
DAVIDSON COUNTY, TN.

0293147
IDENTIFICATION REFERENCE

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **LARRY EAST and DEBBIE EAST, HUSBAND AND WIFE**, the within named 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, at office, this **31st** day of **March, 1997.**

Denise C. Allis
Notary Public

My Commission Expires: 5/28/2000

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Name and Address of Property Owner:

DAVID JACKSON
811 Gwynn
Nashville, TN 37216

Property Address:

4012 GALLATIN ROAD
NASHVILLE, TN

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 061-11-0. PARCEL 284.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$55,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

David P. Jackson
Affiant

Sworn to and subscribed before me, a Notary Public, this **31st** day of **March, 1997.**

Denise C. Allis
Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 5/28/2000

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Land in the 11th, formerly the 18th, Civil District of Davidson County, Tennessee, being part of lot "A" on the Map of Kennedy and Graves' Subdivision of Monte Vista, as of record in Book 421, page 143, Register's Office for said County, described according to a survey made by Cantrell, Connell and Morrison, Engineers, July 12, 1955, as follows:

Beginning on the easterly margin of Gallatin Road, as now widened and located, at a point 45 feet north on the northwest corner of the property conveyed to W.T. Hampton by deed from Graves Pate and wife, of record in Book 1005, page 22, said Register's Office; thence eastwardly 108.5 feet to an iron pin in the westerly line of the property conveyed to Sarah Malone Woolwine by deed from E. Graves Pate and wife, of record in Book 846, page 125, said Register's Office, said point being 65.4 feet north of said Hampton's northerly line; thence with said Woolwine's westerly line northwardly 55 feet to an iron pin at the southeast corner of the property conveyed to John and George Gianikas by deed from C.F. Cantrell and wife, of record in Book 1678, page 518, said Register's Office; thence with said Gianikas' southerly line westwardly 108.5 feet to the easterly margin of said Gallatin Road; thence southwardly 55 feet to the beginning.

Being the same property conveyed to LARRY EAST and DEBBIE EAST, HUSBAND AND WIFE, by Deed from EDWIN L. AND MARTHA H. SAVELY, of record in Deed Book 8405, Page 213, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

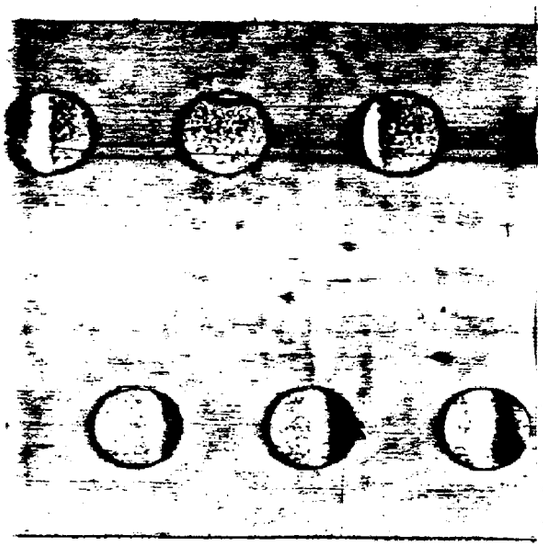
1. All real property taxes for the year 1997 and subsequent years, a lien not yet due and payable.

2. All matters set forth on the Plan of record in Book 421, page 143, Register's Office for Davidson County, Tennessee.

3. Perpetual easement for ingress and egress and septic tank, of record in Book 2446, page 186, said Register's Office.

4. Easement for sanitary sewers, of record in Book 4298, page 397, said Register's Office.

8017 04/10 0101 03CHECK 216.50



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

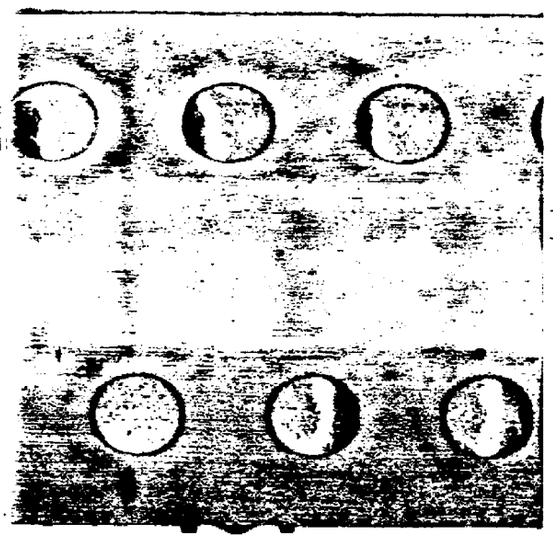
RECEIVED OF _____

FOR _____

BOOK 10413 PG 8

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 55000.00
CON TX 203.50
PRFEE 1.00
WDEED 12.00
TOTAL 216.50
CHECK 216.50

04/10/97 01 12:49 0001 8017

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0293147
IDENTIF. & REFERENCE

97 APR 10 PM 12:43
REGISTER
DAVIDSON COUNTY, TN.

No.1138234