0296474

IDENTIF. & REFERENCE

MAIL ENV.

THIS INSTRUMENT PREPARED BY:
JAMES L. SMITH, ATTORNEY
315 WEST MAIN STREET, SUITE 20
HENDERSONVILLE, TN 37075
PREPARED FROM INFORMATION FURNISHED BY PARTIES

97 APR 21 PM 2:17

MAP 72-13
PARCEL 401

BOOK 10423 PG 686

Name/Address of New Owner(s):
WILLIE DONNELL JACKSON
1622-1/2 9th Avenue North
Nashville, TN

Send Tax Statements To:
Same

Name of Mortgagee:
Frank L. Hastings
191 Bayshore Drive
Hendersonville, TN 37075

1763 04/21 0101 03CHECK 101.50

STATE OF TENNESSEE - COUNTY OF SUMNER

The actual consideration or value whichever is greater, for this transfer is $25,000.00.

Affiant

Subscribed and sworn to before me this 1 day of April, 1997.

My Commission Expires: 3-25-00

Notary Public

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, FRANK L. HASTINGS and wife, BOBBIE SUE HASTINGS, hereby transfer and convey unto WILLIE DONNELL JACKSON, his heirs and assigns, the property described as follows:

BEING the easterly 50 feet of Lot No. 12 on the Map of Sharpe & Horn's Fourth Addition, of record in Book 161, Page 172, Register's Office for Davidson County, TN.

Said part of said Lot fronts 50 feet on the southerly side of straightway Avenue and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Frank L. Hastings, by Quitclaim Deed from Charles V. Hughes and wife, Connie L. Hughes, in Book 10423, Page 684, Register's Office for Davidson County, Tennessee.

Bobbie Sue Hastings, wife of Frank L. Hastings, joins in this deed for the purpose of conveying all of her rights, title and interest she may have in the described property.

BOOK 10423 PG 687

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, his heirs and assigns forever.

AND WE DO COVENANT with the Grantee, his heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 1997 County taxes in the amount of $418.50 a lien, but are not yet due and payable. These taxes will be prorated between the parties as of the date of this instrument with Grantee assuming responsibility for payment of same.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 1 day of April, 1997.

FRANK L. HASTINGS

BOBBIE SUE HASTINGS

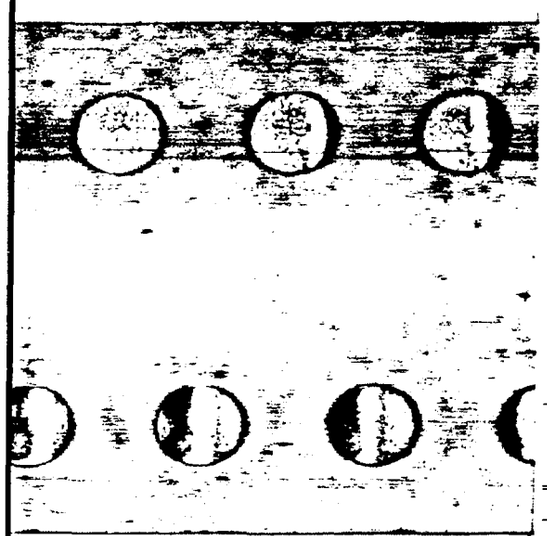
STATE OF TENNESSEE
COUNTY OF Davidson

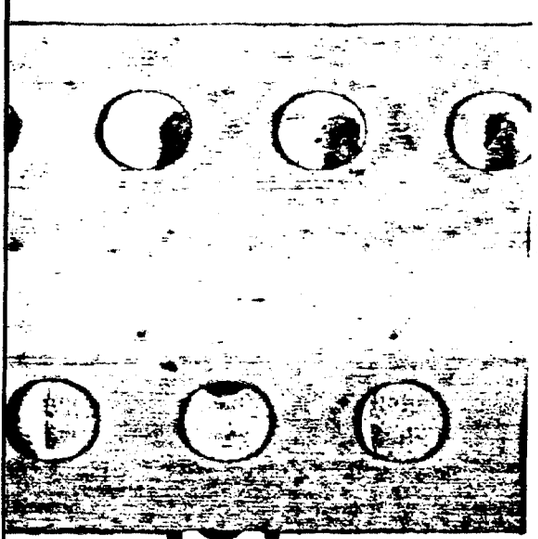
Personally appeared before me, a Notary Public in and for the State and County above, the within named Frank L. Hastings and Bobbie Sue Hastings, the bargainors, with whom I am personally acquainted (or proven to be on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1 day of April, 1997.

Notary Public

My Commission Expires: At Large





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

RECEIVED OF _____

FOR _____

Book 10433 Page 687-A

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 25000.00
CON TX 92.50
PRFEE 1.00
WDEED 8.00
TOTAL 101.50
CHECK 101.50

04/21/97 01 14:21 0001 1763

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0296474
IDENTIF. # REFERENCE

97 APR 21 PM 2:17

No.1141900