56

WARRANTY DEED

BOOK 10440 PG 241

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2209 CRESTMOOR ROAD,
NASHVILLE, TN. 37215

97 MAY -2 PM 2:44
REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION

0300824

THIS INDENTURE, made and entered as of the **29th** day of **April, 1997** by and between

AUBREY HIAM and DENISE HIAM, HUSBAND AND WIFE ,

hereinafter referred to as Grantor, and

JOANNE JACKSON and RICHARD JACKSON, WIFE AND HUSBAND ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 15 ON THE MAP OF BAXTER'S EASTWOOD PLACE OF RECORD IN BOOK 421, PAGE 9, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 15 FRONTS 50 FEET ON THE SOUTH SIDE OF CHICKAMAUNGA AVE. AND RUNS BACK BETWEEN PARALLEL LINES 195.4 FEET ON THE EAST SIDE AND 190.8 FEET ON THE WEST SIDE TO AN ALLEY IN THE REAR, AND MEASURING 50.2 FEET ON SAID ALLEY.

BEING THE SAME PROPERTY CONVEYED TO AUBREY HIAM, MARRIED BY DEED FROM FEDERAL HOME LOAN MORTGAGE CORP. OF RECORD IN BOOK 10320 PAGE 22 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

6531 05/02 0101 03CHECK 243.95

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

SUBJECT TO THE MATTER SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

_____

AUBREY HIAM

_____

DENISE HIAM , BY AUBREY HIAM, ATTORNEY IN FACT

INDIVIDUAL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforessaid County and State, **AUBREY HIAM**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **29th** day of **April, 1997**.

Notary Public

Commission Expiration: 3-25-1999

ATTORNEY IN FACT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, personally appeared **AUBREY HIAM**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **DENISE HIAM**, and acknowledged that he/she executed the same as the free act and deed of said **DENISE HIAM**.

Witness my hand, at office, this 29th day of April 19 97.

Notary Public

Commission Expiration: 3-25-1999

STATE OF TENNESSEE
COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$63,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

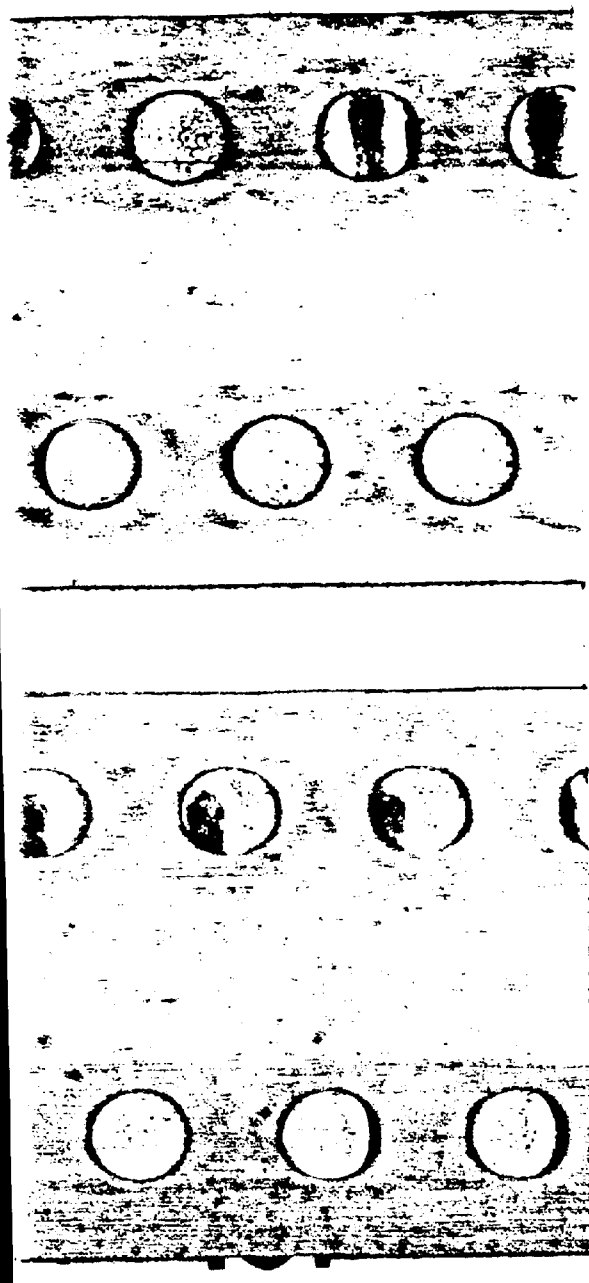
Joanne Jackson
Affiant

Subscribed and sworn to before me this **29th** day of **April, 1997.**

Notary Public

Commission Expiration: 3-25-1999

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
NASHVILLE ESCROW CO. 2209 CRESTMOOR ROAD, NASHVILLE, TN. 37215	JOANNE JACKSON RICHARD JACKSON 1040 CHICAMAUGA AVE. NASHVILLE, TN 37206	1040 CHICAMAUGA AVE. NASHVILLE, TN 37206 MAP PARCEL NUMBER 83-5-82



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10440 PG 243

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	63500.00
CON TX	234.95
PRFEE	1.00
WDEED	8.00
TOTAL	243.95
CHECK	243.95

05/02/97 01 14:51 0001 6531

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0300824

IDENTIF. # REFERENCE

97 MAY -2 PM 2:44

REGISTER
DAVIDSON COUNTY, TN.

No. 1146609