4 of

THIS INSTRUMENT PREPARED BY:
GIBSON & GREGORY
Suite 600, Noel Place
200 Fourth Avenue North
Nashville, Tennessee 37201

BOOK 10483 PG 254

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $58,000..00.

Andrew Michael J
Affiant

Subscribed and sworn to before me this 4th day of June 1997.

Gary R. Thompson
Notary Public

My Commission Expires: Nov. 27 1997

0313038
IDENTIF. # REFERENCE

97 JUN -6 AM 8:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NOS.
Andrew Michael Jackson 1019 Granada Avenue Nashville, TN 37206	New Owner	Map 83-01 Parcel 171

For and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid by the herein named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, NAOMI RUTH GREGORY ACHENBACH, MARY GIBSON JACKSON AND ANDREW B. GIBSON, JR., hereinafter "GRANTOR", has bargained and sold, and by these presents do hereby transfer and convey unto ANDREW MICHAEL JACKSON, hereinafter "GRANTEE", his heirs, representatives and assigns forever, that certain tract or parcel of land located in Davidson County, Tennessee, as described in Exhibit "A" attached hereto and incorporated herein by reference.

This is IMPROVED property located at 1019 Granada Avenue, Nashville, Tennessee 37206.

This conveyance is made subject to real estate taxes for the current year, which have been assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs, representatives and assigns forever.

And GRANTOR does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as set forth above.

GRANTOR does further covenant and bind themselves, their heirs, successors and assigns to warrant and forever defend the title to the said land to the said GRANTEE, his heirs, representatives and assigns, against the lawful claims by and through the GRANTOR, but not further.

BOOK 10483 PG 255

WITNESS our hands on the dates set forth below.

Naomi Ruth Gregory Achenbach
Naomi Ruth Gregory Achenbach

Mary Ellen Gibson Jackson
Mary Gibson Jackson

Andrew B. Gibson, Jr.

STATE OF ARKANSAS)
COUNTY OF Jefferson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Naomi Ruth Gregory Achenbach**, 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 foregoing instrument for the purposes therein contained. Witness my hand and official seal this 20 day of May, 1997.

Kathryn R Armstrong
Notary Public

My Commission Expires: Jan 8, 2003

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Mary Gibson Jackson**, 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 foregoing instrument for the purposes therein contained. Witness my hand and official seal this 4th day of June, 1997.

Gary R. Thompson
Notary Public

My Commission Expires: Nov. 27, 1999

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Andrew B. Gibson, Jr.**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained. Witness my hand and official seal this 4th day of June, 1997.

Gary R. Thompson
Notary Public

My Commission Expires: Nov. 27, 1999

EXHIBIT "A"

Being the westerly half of Lot No. 20 on the Plan of W. H. Byronemus' Addition, as of record in Book 161, page 174, Register's Office for said County.

Said westerly half of Lot No. 20 fronts 50 feet on the northerly side of Bailey Avenue, and runs back between parallel lines 168 feet to an alley.

Being the same property conveyed to J. W. Russell and wife, Bassie Russell by deed of record in Book 929, page 71, Register's Office for Davidson County, Tennessee. The said J. W. Russell and Bassie Russell having since died and the said J. W. Russell having predeceased Bassie Russell, the property was devised to Carroll C. Ramsey, Leslie E. Webb, Avis Lenora Webb, Naomi Ruth Gregory Achenbach and Sibyl Hortense Gregory Gibson pursuant to the Last Will and Testament of Bassie Estelle Ramsey Russell of record in Will Book 203, page 313, Probate Court Clerk's Office for Davidson County, Tennessee. The said Sibyl Hortense Gregory Gibson having since died and pursuant to her Last Will and Testament of record in Will Book 179, page 723, Probate Court for Davidson County, Tennessee, her interest was devised to her children, Mary Gibson Jackson and Andrew B. Gibson, Jr.

MARY GIBSON JACKSON AND MARY ELLEN GIBSON JACKSON ARE ONE AND THE SAME PERSON.

9898 06/06 0101 03CHECK 227.60

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

RECEIVED OF _____

FOR _____

BOOK 10483 PG 257

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 58000.00
CON TX 214.60
PRFEE 1.00
WDEED 12.00
TOTAL 227.60
CHECK 227.60

06/06/97 01 08:56 0001 9898

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0313038
IDENTIF. # REFERENCE

97 JUN -6 AM 8:56

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1159815