0331739

IDENTIF. & REFERENCE

58

This Instrument Prepared By:

Marshall L. Hix, Esquire
COMBOS HIX & GRAY
1100 First American Center
Nashville, Tennessee 37238

97 JUL 30 AM 11:25

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

Address New Owner	Send Tax Bills To:	Map & Parcel Nos.:
SunTrust Bank, Nashville, N.A., Trustee P. O. Box 305110 Nashville, TN 37230-5110	**H. Edward Jackson III 151 Alton Avenue Nashville, TN 37205**	**Map and Parcel No. 130-09-042**

SPECIAL WARRANTY DEED BOOK 10547 PG 966

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **H. EDWARD JACKSON III** and wife, **ELIZABETH S. JACKSON** (herein referred to as "Grantors") have this day bargained and sold and, by these presents, do hereby transfer and convey unto **SUNTRUST BANK, NASHVILLE, N. A., TRUSTEE UNDER AGREEMENT H. HILL FOR THE BENEFIT OF FRANCES CALDWELL 1** (herein referred to as "Grantee"), its successors and assigns, forever, a fifty-six and eight-two one-hundredths percent (56.82%) undivided interest as a tenant in common in the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 12, Block "B" on the plan of the 2nd Revision Plan of Highlands of Belle Meade No. 2 of record in Book 1130, Page 62, Register's Office for said County.
>
> SAID Lot No. 12 fronts 100 feet on the southerly margin of Alton Road and extends back between parallel lines 200 feet to a dead line.
>
> BEING the same property conveyed to H. Edward Jackson, III, by Special Warranty Deed from Third National Bank in Nashville, Trustee under Agreement H. Hill for benefit of Frances Caldwell 2 dated May 29, 1992, and recorded June 3, 1992, in Book 8642, page 605, Register's Office for Davidson County, Tennessee.
>
> This is improved property located at 151 Alton Avenue, Nashville, Tennessee 37205.
>
> Elizabeth S. Jackson joins in this conveyance to transfer and convey to Grantee her interest in the property, marital or otherwise.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto

belonging unto the said Grantee, its successors and assigns, in fee simple, forever.

Grantors covenant with the Grantee that they are lawfully seized and possessed of said property, that they have a good and lawful right to sell and convey the same, and that the property is free from any lien or encumbrance whatsoever, except for a Deed of Trust of record in Book 10157, page 562, Register's Office for Davidson County, Tennessee, applicable subdivision plan, zoning and building regulations, all visible easements, restrictions and limitations of record, and 1997 real estate taxes.

Grantors further covenant with the Grantee and binds themselves, their heirs and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

All warranties of Grantors herein contained are expressly limited to those persons or parties claiming by, through or under Grantors, but no further or otherwise.

WITNESS this the 23rd day of July, 1997.

GRANTORS:

H. Edward Jackson III

Elizabeth S. Jackson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $175,000.00.

Marshall L. Hix
AFFIANT

Subscribed and sworn to before me, this 7th day of July, 1997.

Faye Head
NOTARY PUBLIC

My Commission Expires:

11/22/97

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, H. Edward Jackson III and Elizabeth S. Jackson whom I am personally acquainted (or proved to me based upon satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 7th day of July, 1997.

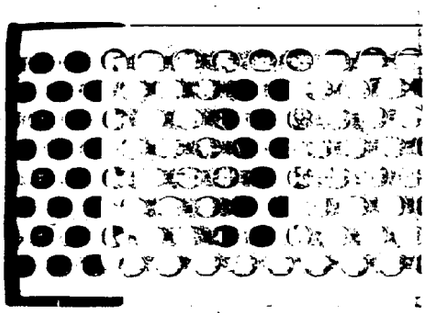
Marshall L. Hix
NOTARY PUBLIC

My Commission Expires:

November 25, 2000

0449 07/30 0101 03CHECK 660.50

0331740 58A



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

RECEIVED OF _____

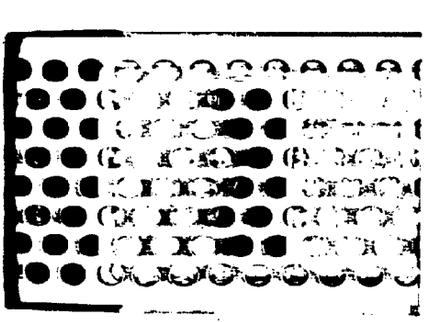
FOR _____

BOOK 10547 PG 969

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	
				175000.00
			CON TX	647.50
			PRFEE	1.00
			WDEED	12.00
			TOTAL	660.50
			CHECK	660.50
07/30/97	01		11:28 0001	0449

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0331739
IDENTIF. & REFERENCE

97 JUL 30 AM 11:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1180093