BOOK 10601 PG 400

WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(35846)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 65,500.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
4th DAY OF September, 19 97

Notary Public

MY COMMISSION EXPIRES 01/27/01
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip A. Breeden (NAME)	SAME (NAME)	83-14-220
1803 Lillian St. (ADDRESS)	(ADDRESS)	23W-4105
Nashville, TN 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, David Jackson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phillip A. Breeden

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being part of Lot No. 83 on the plan of Edgefield Land Company's First Subdivision, of record in Book 57, Page 130, Register's Office for said County.

SAID part of Lot No. 83 fronts 50 feet on the northerly margin of Lillian Avenue and extends back between parallel lines 123-1/2 feet, more or less, to an alley.

BEING the same property conveyed to David Jackson by deed from Edwin T. Goodwin, Sr. of record in Book 8763, Page 661, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

This is investment property and has never been the residence of grantor.

unimproved ( )
This is improved (X) property, known as 1803 Lillian St., Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my hand this 4th day of September, 19 97

David Jackson by Mark D. Mazer, attorney in fact

David Jackson

BOOK 10601 PG 401

~~STATE OF TENNESSEE~~
COUNTY OF DAVIDSON

Personally appeared before ~~me~~, the undersigned, a Notary Public in and for said County and State, the within named, David Jackson

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 within ~~instrument for the purposes~~ therein contained. Witness my hand and official seal at Nashville, Tennessee, this 4th day of September 19 97.

Commission expires _____

Notary Public

~~STATE OF TENNESSEE~~
~~COUNTY OF~~

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

State of Tennessee
County of DAVIDSON

On this the 04TH day of SEPTEMBER, 1997, before me personally appeared ALAN D. MAZER to me known to be the person who executed the foregoing instrument in behalf of DAVID JACKSON as HIS Attorney in Fact, and acknowledged that HE executed the same as the free act and deed of the said DAVID JACKSON.

Witness my hand and official seal at NASHVILLE, TENNESSEE, this the 04TH day of SEPTEMBER, 1997.

Pamela [illegible]
Notary Public

My Commission Expires: 01/27/01

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

0346574
IDENTIF. & REFERENCE

97 SEP -9 AM 10:19
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

6511 09/09 0101 03CHECK 251.35

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 65500.00
CON TX 242.35
PRFEE 1.00
WDEED 8.00
TOTAL 251.35
CHECK 251.35

09/09/97 01 10:18 0001 6511

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0346574
IDENTIF. ← REFERENCE

97 SEP -9 AM 10: 19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1195972