THIS INSTRUMENT PREPARED BY:
PATRICIA A. MONTGOMERY
WESTLAKE & MARSDEN, P.C.
SunTrust Center
424 Church Street, Suite 1400
Nashville, TN 37219
(615) 726-3400

BOOK 10696 PG 568

97 NOV 25 PM 2:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0373533

WARRANTY DEED

New Owner/Address	Send Tax Bills To:	Map-Parcel Numbers
Gary R. Jackson 738 Old Lebanon Dirt Road Nashville, TN 37076	SAME	Map 86 Parcel 107

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is [illegible] Dollars ($[illegible]).

Sandi R. Johnson
NOTARY PUBLIC
My Commission Expires: 3/3/2001

Don O'Neil Jackson
AFFIANT

SANDI R. JOHNSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

WHEREAS, Anna Mae Dies Jackson died testate on the 19th day of March, 1997, survived by her three children; namely, Don O'Neil Jackson, Gary Richard Jackson and Julia Ann Boklage; and

WHEREAS, pursuant to the Last Will and Testament of Anna Maes Dies Jackson of record in Will Book 215, page 702, the real property described below was devised to Don O'Neil Jackson, Gary Richard Jackson and Julia Ann Boklage with each receiving a one-third (1/3) undivided interest as tenants in common.

THEREFORE, FOR THE CONSIDERATION OF Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, DON O'NEIL JACKSON and JULIA ANN BOKLAGE, each devisees of a one-third (1/3) undivided interest as tenants in common with Gary R. Jackson of the following real property owned by the late Anna Mae Dies Jackson, ("GRANTORS"), have bargained and sold, and by this instrument do hereby each transfer and convey unto GARY R. JACKSON, ("GRANTEE"), his heirs and assigns, our one-third (1/3)

undivided interest in a certain parcel of land located in Davidson County, Tennessee, and described in the attached **Exhibit A**.

TO HAVE AND TO HOLD the aforesaid undivided interest with the appurtenances, estate, title and interest thereto belonging to GRANTEE, his heirs and assigns forever.

GRANTORS do covenant with GRANTEE that they are lawfully seized and possessed of a one-third (1/3) undivided interest in the real property in fee simple, have a good and lawful right to convey their interest, and warrants that the property is unencumbered except as indicated on the attached **Exhibit B**.

GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the land to GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 10th day of November, 1997.

Don O'Neil Jackson
DON O'NEIL JACKSON

Julia Ann Boklage
JULIA ANN BOKLAGE

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 DON O'NEIL JACKSON, the bargainor, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10th day of November, 1997.

Sandi R. Johnson
NOTARY PUBLIC

SANDI R. JOHNSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 3/3/2001

BOOK 10696 PG 570

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 JULIA ANN BOKLAGE, the bargainor, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10th day of November, 1997.

NOTARY PUBLIC

My Commission Expires: 1-22-2001

H:\WP\CLIENTS\2304.01\WARNTYDE11/10/97

EXHIBIT A

Land in the 4th Civil District of Davidson County, Tennessee same being part of an original tract of 73 acres, out of which the herein described tract is taken; said original tract being the same conveyed by Riley Dorris and wife, Myrtle Dorris to G. R. Jackson as of record in Book 772, page 606, Register's Office for Davidson County, Tennessee; and said Land beginning in the center of the Old Lebanon Dirt road at a point in the Northwestern boundary line of the 18 acres sold to T. H. Peek and wife by B.E. Hagar and wife as of record in Book 1079, page 299, said Register's Office, and running thence South 84 1/2 degrees East 310 feet or approximately 18.78 poles along the Old Lebanon Dirt Road, and thence South by West 33.90 poles, more or less to the boundary line, said line being the Southern boundary of the 18 acres conveyed to T. H. Peek and wife by B. E. Hagar and wife; and same recorded in Book 1225 page 396, said Register's Office; and running thence 86 1/2 degrees North by West 280 feet or approximately 17 poles along this line to the Southwest corner of the 18 acres conveyed by B. E. Hagar and wife to T. H. Peek and wife, and thence North 1 3/4 degrees East 33.90 poles to the beginning in the center of the Old Lebanon Dirt Road; and out of the Southwest corner of this last description is taken and not conveyed herewith, a triangular tract of land 60 feet by 60 feet.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE HEREINAFTER DESCRIBED PROPERTY CONVEYED TO GARY R. JACKSON BY DEED FROM JOHN THAXTON JACKSON AND WIFE, ANNA MAE DIES JACKSON OF RECORD IN BOOK 4301, PAGE 683, REGISTER'S OFFICE FOR DAVIDSON COUNTY, DESCRIBED AS FOLLOWS: TO WIT:

Land lying and being in the 4th Civil District of Davidson County, Tennessee, and described according to an unrecorded survey made by Cummings Surveying Company December 10, 1968, as follows, to wit:

Beginning at an iron pin in the southerly margin of Old Lebanon Dirt Road, said iron pin being 211.3 feet in an easterly direction along the southerly margin of Old Lebanon Dirt Road from the northwest corner of the property conveyed to John Thaxton Jackson, et ux, by deed of record in Book 1279, page 235, Register's Office for said County; thence still along the southerly margin of Old Lebanon Dirt Road in an easterly direction in an arc, a distance of 95.0 feet to an iron pin; thence south 4 degrees 58' West 536.4 feet to an iron pin; thence north 86 degrees 30' west 120.8 feet to an iron pin; thence north 7 degrees 58' east 527.6 feet to the point of beginning and containing 1.31 acres more or less.

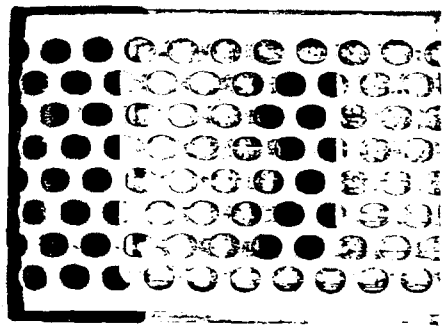
Being a portion of the same property conveyed to John Thaxton Jackson and wife, Anna Mae Dies Jackson from T. H. Peek and wife, Lula Lee Peek by Installment Deed recorded in Book 1279, Page 235, Register's Office for Davidson County, Tennessee. John Thaxton Jackson having predeceased his wife on 3-8-73 leaving Anna Mae Dies Jackson as the surviving tenant by entirety and Anna Mae Dies Jackson having died testate on the 19th day of March, 1997 leaving the above described real property to her children, Don O'Neil Jackson, Gary Richard Jackson and Julia Ann Boklage.

3971 11/25 0101 03CHECK 243.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

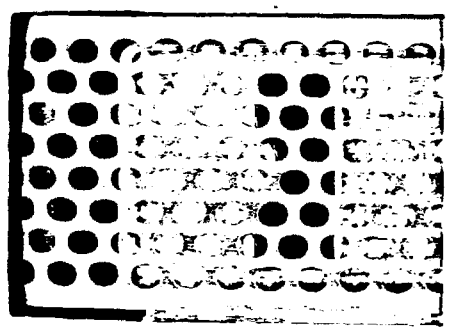
BOOK 10696 PG 573

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	60000.00
CON TX	222.00
PRFEE	1.00
WDEED	20.00
TOTAL	243.00
CHECK	243.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK: 11 0001 3971



0373533
IDENTIF. A REFERENCE

97 NOV 25 PM 2:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1224820