40A

BK 10875 PG 369

WARRANTY DEED

CATHERINE C. HERSHEY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,900.00

Elaine Phelps
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF April 19 98

Catherine C. Hershey
Notary Public

MY COMMISSION EXPIRES: 11/3/2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 600, 200 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry L. Jackson (NAME)	Countrywide Home Loans, Inc. (NAME)	MAP 53-16
327 Pitts Avenue (ADDRESS)	400 Countrywide Way (ADDRESS)	PARCEL 68
Old Hickory, Tennessee 37138 (CITY) (STATE) (ZIP)	Simi Valley, CA 93065 (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, Elda L. Easton, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terry L. Jackson

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 Tract No. 10 on the unrecorded Plan of Life & Casualty Insurance Company's Subdivision, near Old Hickory, and described as follows:

Beginning at a point in the center of Hopewell Road, or Old Hadley Bend Road, at a point 718 feet westerly, as measured along the center line of said road, from the intersection of the westerly line of Pitts Avenue; thence North 28 deg. 34 min. East a distance of 612.9 feet to a point; thence North 50 deg. 20 min. West 50.8 feet to a point, being the northeast corner of the Merrin land, and also being on the southerly boundary line of the Nichols land; thence South 28 deg. 34 min. West 626.9 feet to a point in the center of said Hopewell Road; thence along the center of said Road North 66 deg. 22 min. East a distance of 50 feet to the point of beginning, containing 0.709 acres, more or less.

Being the same property conveyed to Robert J. Easton and wife, Elda L. Easton by deed from Gary R. Scott and wife, Deborah L. Scott of record in Book 5776, page 763, said Register's Office for said County. The said Robert J. Easton died on November 1, 1995, leaving Elda L. Easton as surviving tenant by the entirety.

unimproved ( )
This is improved (X) property, known as 327 Pitts Avenue, Old Hickory, Tennessee 37138
(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 2nd day of April 19 98

Elda L. Easton

Elda L. Easton

COUNTRY: CANADA
PROVINCE: ONTARIO

Personally appeared before me, the undersigned official, in and for the Province of Ontario, Canada, the within named ELDA L. EASTON, 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 at St. Thomas, Ontario, Canada, this 2nd day of April, 1998.

D C Watterworth

DUNCAN C. WATTERWORTH

Title: NOTARY PUBLIC

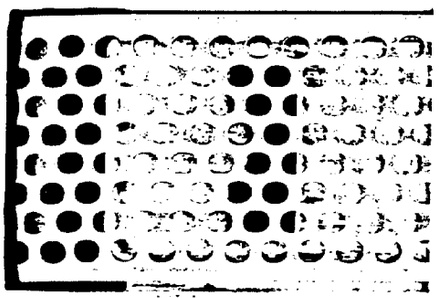
My Commission Expires: upon death.

0422395
IDENTIF. & REFERENCE

98 APR -6 PM 3:59

ELLIA L. EASTON, REGISTER
DAVIDSON COUNTY, TN.

6681 04/06 0101 03CM CR 20.00



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

RECEIVED OF _____

FOR _____

BOOK 10875 PG 371

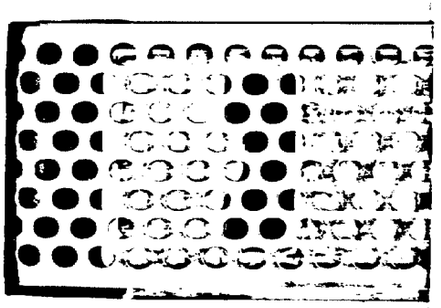
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

DAMT 59800.00
DOA TX 221.63
PRFEE 1.00
MISCD 8.00
TOTAL 230.63
CHECK 230.63

04/06/98 01 15:59 0001 6651

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0422395
IDENTIF. # REFERENCE

98 APR -6 PM 3:59

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1276923