Bq 52

PREPARED BY (AND RETURN TO):

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BOOK 10989 PG 107

W & I Ref: (sk) Title No: 40041
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Frank Lane Jackson Teresa Dawn Rowlett 885 Belton Drive Nashville, TN 37205	Franklin American Mortgage Company 214 Overlook Court, Suite 150 Brentwood, TN 37027

TAX MAP-PARCEL NUMBERS: 102-14-091

4693 06/23 0101 03CHECK 582.50

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 155,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Leigh Ann Carlton, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Frank Lane Jackson and spouse, Teresa Dawn Rowlett,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 134 on the Plan of Crest Meade, Section A of record in Plat Book 2330, Page 154, Register's Office for said County.

SAID Lot No. 134 front 85.0 feet on the southwesterly margin of Belton Drive and extends back 240.0 feet on the northwesterly line and 280.0 feet on the southeasterly line to a dead line in the rear, measuring 98.0 feet thereon.

BEING the same property conveyed to Paul J. Fike and wife, Leigh Ann Fike by deed from Brian A. Johnston and wife, Jane L. Stethen-Johnston of record in Book 9838, Page 690, Register's Office for said County. The said Paul J.Fike conveyed his interest in subject property to Leigh Ann Carlton Fike by instrument of record in Book 10456, page 923, Register's Office for said County. The said Leigh Ann Carlton Fike, now being known as Leigh Ann Carlton.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to Taxes for 1998 and subsequent years. The Plan of record in Plat Book 2330, Page 154, said Register's Office, shows an owner's certificate, a 50 foot minimum setback line from Belton Drive and a 10 foot easement for public utility purposes along the rear line of said lot, and a 2.5 x 20 foot utility anchor easement located on the northeasterly front corner of said lot.

This is improved property, known as: 885 Belton Drive, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 19th day of June, 1998.

Leigh Ann Carlton

State of Tennessee
County of Davidson

On this 19th day of June, 1998, before me the undersigned authority, personally appeared **Leigh Ann Carlton**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/1[illegible]

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 155000.00

Christy C. Wilson
Affiant

Sworn and subscribed before me on the 19th day of June, 1998.

Marie A Sweeney
Notary Public

My Commission Expires: 6/23/98

MARIE A. SWEENEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

98 JUN 23 PM 4:10

0154150

IDENTIFICATION REFERENCE

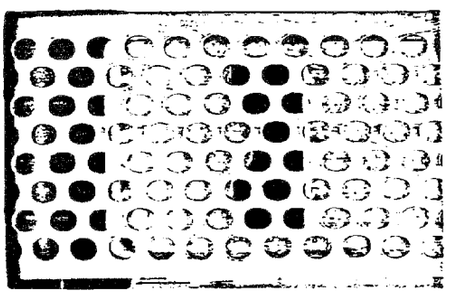
Wldoc: Deed Wty—12/92

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10989 PG 109

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

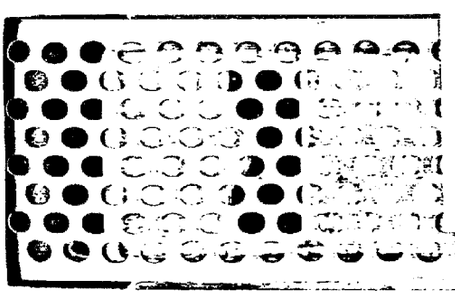
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 155000.00
CON TX 573.50
PRFEE 1.00
WDEED 8.00
TOTAL 582.50
CHECK 582.50

06/23/98 01 16:10 0001 4693

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0454150
IDENTIFICATION REFERENCE
98 JUN 23 PM 4:10



No. 1310512