Mail

0478756

IDENTIF. ↑ REFERENCE

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Avenue North
Franklin, TN 37064

Map & Parcel 155-16A-021

98 AUG 24 PM 2:04

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

Send Tax Statements To: Fleet Mtg. Corp.
1945 West Palmetto St.
Florence, SC 29501

Name/Address New Owner: Daniel G. Jackson, et ux
5545 Traceside Drive
Nashville, TN. 37211

Name of Mortgagee: Fleet Mtg. Corp.

WARRANTY DEED

BOOK 11078 PAGE 651

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, CHARLES D. FOGG, JR. and WENDY F. FOGG, husband and wife, have bargained and sold and by these presents do transfer and convey unto DANIEL G. JACKSON and CORINE B. JACKSON, husband and wife, their heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 140 on the plat of the Resubdivision of Traceside, Section One, of record in Book 7900, page 946, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description thereof.

Being the same property conveyed to Charles D. Fogg, Jr. and wife, Wendy F. Fogg by deed from Centex International, Inc., of record in Book 10964, page 160, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND WE DO COVENANT with the said Grantees, their heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 1998 Davidson County property taxes are a lien but not yet due and payable. These taxes have been prorated between the parties as of date of this instrument, with Grantees assuming responsibility for payment of the same.

2. All matters as shown on the Plan of record in Book 7900, page 946, Register's Office of Davidson County, Tennessee.

3. Restrictive covenants of record in Book 9435, page 493 and Book 9677, page 675, Register's Office of Davidson County, Tennessee.

4. Articles of Incorporation for Traceside Homeowners Associates, of record in Book 9668, page 894, and By-Laws of record in Book 9668, page 899, Register's Office of Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsover.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 14th day of August, 1998.

CHARLES D. FOGG, JR.

WENDY F. FOGG

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CHARLES D. FOGG, JR. and WENDY F. FOGG, husband and wife, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, on this 14th day of August, 1998.

My Commission Expires:
1/30/2001

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $188,000.00.

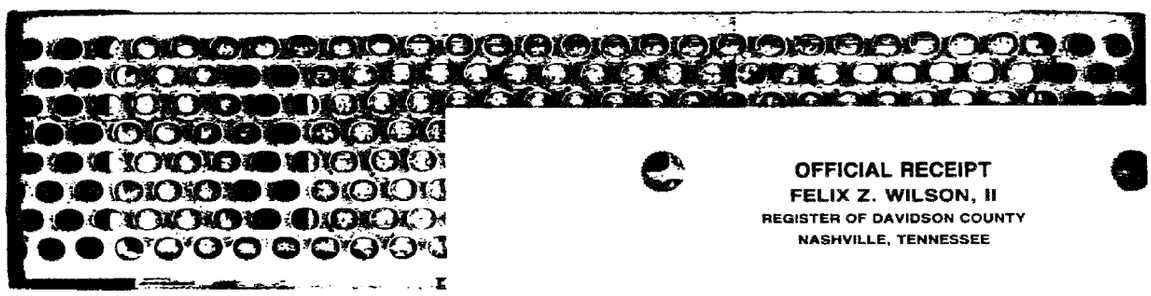
Affiant

Sworn to and subscribed before me on this the 14th day of August, 1998.

My Commission Expires:
1/30/2001

Notary Public

1058 08/24 01:01 03CHECK 706-60



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

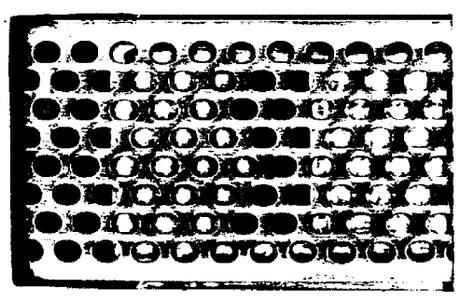
RECEIVED OF _____

FOR _____

BOOK 11078 PAGE 653

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	188000.00
			CON TX	695.60
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	706.60
			CHECK	706.60
08/24/98	01		14:04 0001	1058



IDENTIF. # REFERENCE 0478756

98 AUG 24 PM 4:04

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 133655(