Book 56

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2209 CRESTMOOR ROAD
NASHVILLE, TN. 37215

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THIS INDENTURE, made and entered into as of the **14th** day of **September, 1998** by and between

FRANK JAMES JACKSON and JOYCE GERALDINE JACKSON, HUSBAND AND WIFE ,

hereinafter referred to as Grantor, and

AARON CHAMBERLAIN , A MARRIED MAN

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

BEING LOT NO. 14 OF HANNER'S SUBDIVISION IN EAST NASHVILLE, A PLAT OF WHICH IS OF RECORD IN PLAN BOOK 2, PAGE 43, CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT FRONTS 50 FEET ON THE WESTERLY SIDE OF ELEVENTH STREET, FORMERLY SMITH AVENUE, AND EXTENDS BACK BETWEEN PARALLEL LINES 200 FEET, MORE OR LESS, TO AN ALLEY.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Frank James Jackson
FRANK JAMES JACKSON

Joyce Geraldine Jackson
JOYCE GERALDINE JACKSON

INDIVIDUAL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **FRANK JAMES JACKSON and JOYCE GERALDINE JACKSON, HUSBAND AND WIFE** , the within named 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, at office, this **14th** day of **September, 1998**.

Notary Public

Commission Expiration: 1-29-2000

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

My Commission Expires JAN. 29, 2000

2136 09/17 0101 03CHECK 122-00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$30,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **14th** day of **September, 1998.**

JACQUELINE G. BROWN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

Commission Expiration:

My Commission Expires MAR. 27, 1999

98 SEP 17 PM 4:19

FELIX Z. DeBORD REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

048910

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
NASHVILLE ESCROW CO. 2209 CRESTMOOR ROAD NASHVILLE, TN. 37215	AARON CHAMBERLAIN 322 SOUTH 11TH ST. NASHVILLE, TN 37206	322 SOUTH 11TH ST. NASHVILLE, TN 37206 MAP PARCEL NUMBER 83-13-82

WD-MULTI.DOC
File No. 98-1279

NASHVILLE ESCROW CO.
Title Co. T.G. No.

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 30000.00
CON TX 111.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 122.00
CHECK 122.00

09/17/98 01 16:18 0001 2136

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0489101
IDENTIF. ↑ REFERENCE

98 SEP 17 PM 4:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1347507