BOOK 11147 PAGE 469

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF October 19 98

GRANT B. STOCKTON
NOTARY PUBLIC - STATE OF TENNESSEE
DAVIDSON COUNTY
My Comm. Expires 5-28-2000

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Victor Moreland , ET AL	SAME	81-15-598
(NAME)	(NAME)	
1606 & 1608 Jefferson Street		81-15-599
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37208		
(CITY) (STATE) (ZIP)	(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, Angela E. Carter , unmarried, and Estate of Leon Jackson, Sr. aka Leon Quincy Jackson, Sr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Victor Moreland and Mondale O. Falodun

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:

Tract I:
Land in Nashville, Davidson County, Tennessee, being part of Lots 4 and 5 and Part of an adjacent un-numbered lot to the west of Lot No. 5 and all of an adjacent un-numbered Lot to the East of Lot No. 4 on the Map of Bransford Realty Co.'s Subdivision of Lot No. 1 and No. 3 and part of No. 2 of the Jas. Hamilton Tract (Book 332, page 166, R.O.D.C., TN) and being described according to a Mortgage Loan Inspection by Campbell, McRae and Associates Surveying, Inc., (Glenn McRae TN. R.L.S. #1673) dated 8-13-98 more particularly as follows:

* See exhibit "A" (survey)

Beginning at a point in the Northerly margin of Jefferson Street said point being the Southeast corner of Lot 6 on the Map of Bransford Realty Co.'s Subdivision of Lot No. 1 and No. 3 and part of No. 2 of the Jas. Hamilton Tract (Book 332, page 166, R.O.D.C., TN) and the Southwest corner of an un-numbered Lot shown on said Bransford Realty Co.'s Subdivision; thence with the line between said lots Northerly 137' feet +/- to the Southerly R.O.W. of Interestate 40; Thence with said Southerly R.O.W., and severing said un-numbered Lot and Lots 5 and 4 of said Bransford Realty Subdivision Easterly 80.05' feet to the Northeast corner of said Lot 4 and the Northwest corner of an un-numbered Lot East of said Lot 4 as shown on said Bransford Realty Co.'s Subdivision and being in the Southerly R.O.W. of Interstate 40; Thence continuing with the Southerly R.O.W. of Interstate 40 and the Northerly line of

CONTINUED

unimproved ( )
This is improved (X) property, known as 1606 & 1608 Jefferson Street, Nashville, Tennessee 37208
(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 our hand s this 1st day of October 19 98

Angela E Carter
Angela E. Carter

Estate of Leon Jackson, Sr. aka Leon Quincy Jackson, Sr.
By: Marilyn F. Jackson, Administratrix
Marilyn F. Jackson, Administratrix

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 Angela E. Carter

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1st day of October 1998.

Commission expires 5-16-99

JUDY A. LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

0902 10/07 0101 03CHECK 255.50

State of Tennessee
County of Davidson

Personally appeared before me, Marilyn F. Jackson, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the Administratirix of the Estate of Leon Jackson, Sr. aka Leon Quincy Jackson, Sr., whom has been appointed by the Probate Court of Davidson County, Tennessee, Docket No. 95P-1856, to sign as such Administratrix of the Estate of Leon Jackson, Sr. aka Leon Quincy Jackson, Sr., and that as such Administratrix, executed the foregoing instrument for the purposes therein contained, by signing the name as such Administratrix of the Estate of Leon Jackson, Sr. aka Leon Quincy Jackson, Sr.

Witness my hand and seal, at office in Nashville, TN, this 1st day of October, 1998.

My commission expires: 5-16-99

JUDY A. LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

98 OCT -7 PM 12:01

BILL GARRETT REGISTER DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

04 97398

LEGAL DESCRIPTION CONTINUATION

MAIL ENV.

said un-number Lot North of said Lot 4 Easterly 25' to the northeast corner of Lot 3 of said Bransford Realty Co.'s Subdivision; Thence with the line between said Lot 3 and said un-numbered Lot Southerly 150' to the northerly margin of Jefferson Street; Thence with said northerly margin Westerly 104' to the point of beginning.

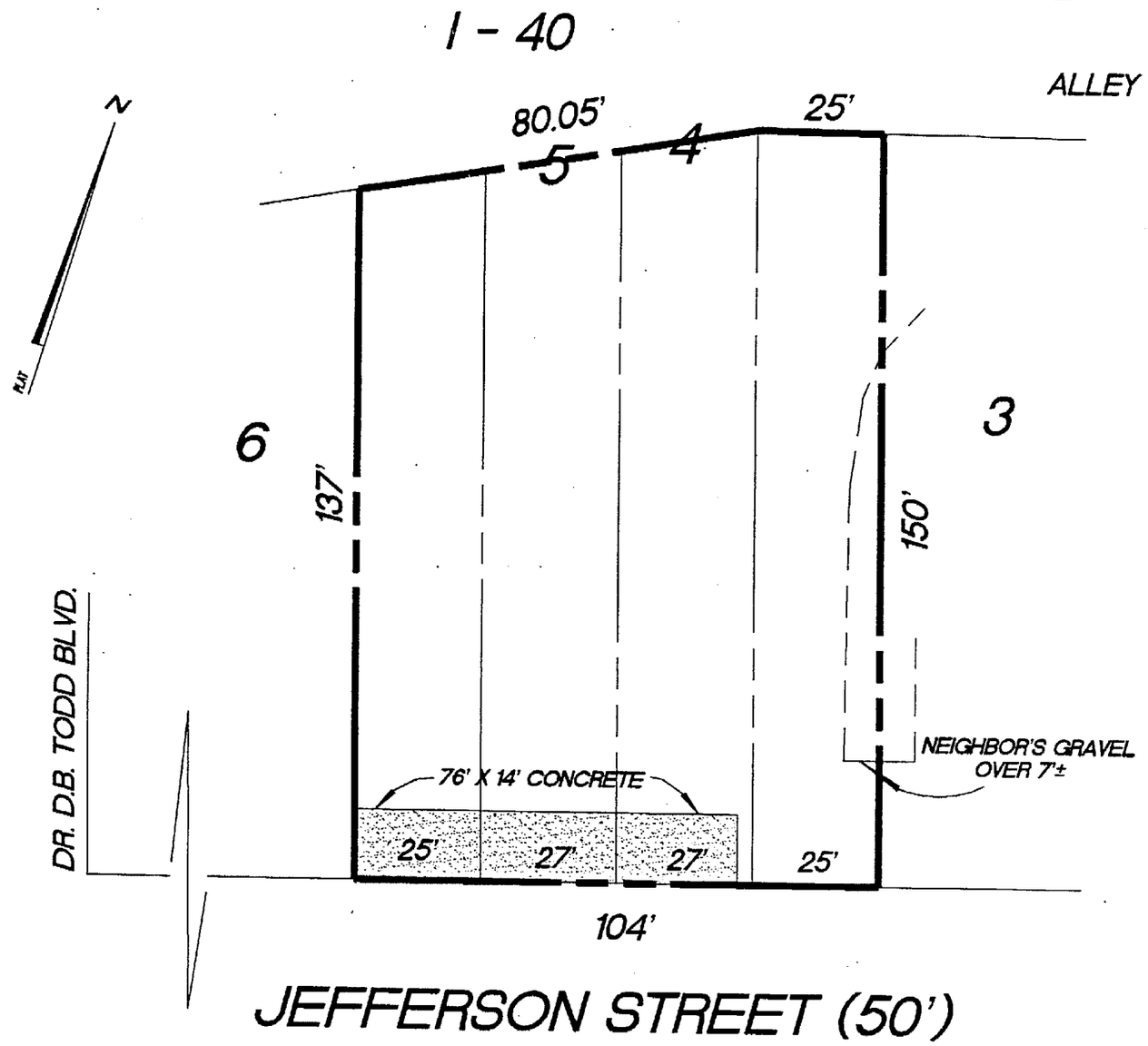
Being all of the same property conveyed to Angela E. Carter and ~~Angela E. Carter~~ Leon Jackson, Sr., as tenants in common, by quitclaim deeds of record in Book 7498, page 611, and Book 7498, page 613, Register's Office of Davidson County, Tennessee. Whereas, Leon Jackson, Sr., being one and the same person as Leon Quincy Jackson, Sr., has since died, leaving a Will probated in the Probate Court of Davidson County, Tennessee in Docket No. 95P-1856.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Continued

Exhibit "A"

BOOK 11147 PAGE 471



RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

MORTGAGE LOAN INSPECTION

OWNERS: IN TOUCH PAGING

PROPERTY LOCATED: 1608 JEFFERSON STREET, NASHVILLE, DAVIDSON COUNTY, TENNESSEE

LAND DESCRIPTION: PART OF LOT 2, JOSEPH HAMILTON'S PROPERTY BOOK 30, PAGE 379 AND P/O LOTS 4 AND 5 BRANSFORD REALTY COMPANYS SUB. BOOK 332, PAGE 166

RECORDED: BOOK 7498, PAGE 613 AND BOOK 7498, PAGE 611 R.O.D.C., TN

SCALE 1" = 30' DATE: 8-13-98

CENSUS TRACT 142

ZONE "C" MAP 470040 0166 B FLOOD MAP DATED 6-15-82

THIS PROPERTY IS NOT LOCATED IN A F.E.M.A.-F.I.R.M. SPECIAL FLOOD HAZARD AREA BY MAPS AVAILABLE TO ME AT THIS TIME.

THIS MORTGAGE LOAN INSPECTION SHOULD NOT BE REPRESENTED TO BE A LAND OR LOT SURVEY IT WAS DONE AT THE MORTGAGE LENDERS REQUEST FOR THEIR USE ONLY UNDER TCA 62-18-126 AND SHOULD NOT BE REPRESENTED TO BE A GENERAL PROPERTY SURVEY DEFINED UNDER 0820-3-.07. DO NOT RELY ON THIS FOR CONSTRUCTION OF FENCES OR EXACT PROPERTY LINE LOCATION. NO CORNERS WERE SET OR RESET.

Stanley Glenn McRae

STANLEY GLENN MCRAE TN CERT NO. 1673

STANLEY GLENN MCRAE REGISTERED LAND SURVEYOR XVI AGRICULTURE COMMERCE TENNESSEE NO. 1673

ORDER# 190-41-3

CAMPBELL, MCRAE AND ASSOCIATES SURVEYING INC
2424 21ST AVENUE SOUTH SUITE 201 NASHVILLE, TENNESSEE, 37212 · (615) 298 2424 · FAX 297-2828

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

RECEIVED OF _____

FOR _____

BOOK 11147 PAGE 472

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	65000.00
CON TX	240.50
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	255.50
CHECK	255.50

10/07/98 01 12:03 0001 0902

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0497398
IDENTIF. ↑ REFERENCE

98 OCT -7 PM 12:01

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1356156