BOOK 11174 PAGE 399

STATE OF TENNESSEE
COUNTY OF DAVIDSON

ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF October 19 98

Notary Public

My Commission Expires March 27, 1999

GREGORY S. PERRONE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: 5-27-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey D. Jackson (NAME)	First Republic Mortgage (NAME)	133-03-155.00
3304 Dumas Drive (ADDRESS)	3212 West End Avenue, Ste 500 (ADDRESS)	06DA-54600
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37203 (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, Marshall Troy Estes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey D. Jackson, a single person

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, TN, BEING Lot No. 195 on the Plan of Glencoe Acres, Section II, of record in Plat Book 1835, pages 136, 137 & 138, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Marshall C. Estes and wife, Edith Bradshaw Estes, by deed from L. H. Hardaway and wife, Daisie Gupton Hardaway, of record in Book 2284, page 581, Register's Office for Davidson County, Tennessee. The said Edith Bradshaw Estes having since died. Subject property being further conveyed to Marshall Troy Estes, by quitclaim deed from Marshall C. Estes, of record in Book 7675, Page 656, Register's Office for Davidson County, TN.

This conveyance is subject to the following: All matters appearing on the Plan of record in Plat Book 1835, pages 136-138; restrictions of record in Book 1788, page 495, Book 2088, page 534 andBook 2105, page 633; Easement in Book 2099, page 408; all of record in the Register's Office for Davidson County, Tennessee.

Jena Estes joins in this conveyance for the purpose of conveying all right, title and interest she might have in and to the above described property as spouse of Marshall Troy Estes.

unimproved ( )
This is improved (X) property, known as 3304 Dumas Drive, Nashville, TN 37211
(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 22nd day of October 19 98

Marshall Troy Estes

Jena Estes

Jena Estes

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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 Marshall Troy Estes and Jena [illegible]

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 22nd day of October, 1998.

Commission expires 3-27-99

GREGORY S. PERRONE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires March 27, 1999

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ 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

WARRANTY DEED

FROM

Marshall Troy Estes

TO

Jeffrey D. Jackson

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

98 OCT 28 PM 3:00
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

8998 10/28 0101 03CHECK

IDENTIF. → REFERENCE

0505020

306-6

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 79900.00
CON TX 295.63
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 306.63
CHECK 306.63

10/28/98 01 15:00 0001 8998

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0505020 01
IDENTIF. ← REFERENCE

98 OCT 28 PM 3:00
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1364173