0521050

IDENTIF. ↑ REFERENCE

BOOK 11238 PAGE 82

WARRANTY DEED

98 DEC -4 PM 2:57

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

Address New Owner as Follows:
Melissa Ann Warrick
307 Kent Road
Nashville, TN 37214

SEND TAX BILLS TO:
AMC Mortgage Company, Inc.
P.O. Box 148148
Nashville, TN 37214

THIS INSTRUMENT PREPARED BY:
American Escrow Service, Inc.
P. O. Box 148148
Nashville, Tennessee 37214
(615) 391-0655
FAX (615)872-9982

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is:

MAP AND PARCEL
Map 96-9
Parcel 129

$86,000.00

Neil E. Jackson, Jr.
Affiant

Subscribed and sworn to before me, this the 1st day of December, 1998.

Laura Grifka, Notary Public

My Commission Expires:
JULY 28, 2001

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid by **Melissa Ann Warrick**, (the "Grantee" herein) the receipt whereof is hereby acknowledged, the undersigned Grantors, **Neil E. Jackson, Jr. and wife Dorothy M. Jackson,** (the "Grantors" herein), have this day bargained and sold, and by these presents does hereby transfer and convey unto the said **Melissa Ann Warrick,** her successors, heirs and assigns, a certain interest in real estate in Davidson County, Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 38 on the map of Donelson Heights, of record in Book 1424, Page 35, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Neil E. Jackson Jr. and wife Dorothy M. Jackson, by Warranty Deed from Mary Elizabeth Mack, a single person, with full power, of record in Book 11186, Page 121, Register's Office for Davidson County, Tennessee.

THIS property is sold subject to a first mortgage lien to Nations Bank of Tennessee, N.A. of record in

Book 11186, Page 124, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said interest in real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her successors, heirs and assigns forever. I, the Grantor covenant with the said Grantees, that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as herein set forth. I, the Grantor, do further covenant and bind myself, my successors, heirs, assigns, and representatives, to warrant and forever defend the title to the said real estate to the said Grantees, their successors, heirs and assigns against the lawful claims of all persons whomsoever.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as are of record.

IN WITNESS WHEREOF I have hereunto set my hand on this the 1st day of December, 1998.

Neil E. Jackson, Jr.

Dorothy M. Jackson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONAL ACKNOWLEDGEMENT

Before me, Laura A. Grifka, a Notary Public in and for said State and County aforesaid, personally appeared the within named, Neil E. Jackson, Jr. and wife Dorothy M. Jackson, 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of December, 1998

Notary Public

My Commission Expires: July 28, 2001

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

6012 12/04 0101 03CHECK 329.20

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 11238 PAGE 84

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 86000.00
				CON TX 318.20
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 329.20
				CHECK 329.20
			12/04/98 01	14:58 0001 6012

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0521050
IDENTIF. ↑ REFERENCE

98 DEC -4 PM 2:57

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1381018