11259 798 0527217

IDENTIF. # REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

96 DEC 18 PM 2:32

REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (gj) Title No: 40587
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Gwendolyn F. Jackson 3374 Mimosa Drive Nashville, Tennessee 37211	NationsBanc Mortgage Corporation 2059 Northlake Parkway Tucker, Georgia 30084

TAX MAP-PARCEL NUMBERS: 133-08-010

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 85000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jesse L. Ussery and spouse, Stacey S. Ussery,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Gwendolyn F. Jackson, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 114 on the Plan of Glencoe Acres, Section 1 of record in Plat Book 1835, pages 136, 137 & 138, Register's Office for said County.

SAID Lot No. 114 fronts 105 feet on the northwesterly margin of Mimosa Drive and extends back 143.1 feet on the northeasterly line and 143.5 feet on the southwesterly line to a dead line in the rear, measuring 115.5 feet thereon.

BEING the same property conveyed to Jesse Lee Ussery by deed from Norman S Ussery, III, of record in Book 9803, page 117 said Register's Office. By Quitclaim Deed of record in Book 9803, page 121, said Register's Office, a tenancy by entirety was created in Jesse Lee Ussery and wife, Stacey S. Ussery.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1835, Pages 136, 137 & 138, said Register's Office, which Plan shows a 40 foot minimum building setback line from Mimosa Drive and a 10 foot easement for public utility purposes along the rear line(s) of said lot; Easement to Southern Bell Telephone and Telegraph Company of record in Book 2099, page 408, said Register's Office. A 10 foot permanent and a 10 foot temporary construction easement for sanitary sewers and/or storm drainage granted to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4306, page 113, said Register's Office.

This is improved property, known as: 3374 Mimosa Drive, Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns forever.

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

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 17th day of December, 1998.

Jesse L. Ussery
Jesse L. Ussery

Stacey S. Ussery
Stacey S. Ussery

State of Tennessee
County of Davidson

On this 17th day of December, 1998, before me the undersigned authority, personally appeared **Jesse L. Ussery** and **Stacey S. Ussery**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 85000.00

Affiant

Sworn and subscribed before me on the 17th day of December, 1998.

Notary Public

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

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

2633 12/18 0101 03CHECK 325.50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR 800

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

11259

CHRT	85000.00
CON TX	314.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	325.50
CHECK	325.50

12/18/98 01 14:32 0001 2633

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IDENTIFICATION REFERENCE

98 DEC 18 PM 2:32
REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1402077