Box 1

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 342,708.33

Eddie W. Jackson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF January 19 99

Phyllis Keenan
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY LARGE

MY COMMISSION EXPIRES: 5-27-01
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eddie W. Jackson (NAME)	same (NAME)	MAP 120-5
123 Sunset Drive (ADDRESS)	(NAME)	PARCEL 40
Mt. Juliet, TN 37122 (CITY) (STATE) (ZIP)	(ADDRESS) (CITY) (STATE) (ZIP)	2DA51265

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, Wallace V. Hitchcox and wife, Wilene L. Hitchcox

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eddie W. Jackson and wife, Barbara A. Jackson

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, Tennessee, being a part of Lot No. 1 on the Map showing the Resubdivision of Lots 160, 161, 165, and 166, Stardust Acres, as of record in Book 4060, page 119, Register's Office for said County, described as follows:

Beginning at a concrete monument set in the northeasterly margin of Jupiter Drive, the common corner of said Lot No. 1 and of Lot No. 167 on the Plan of Stardust Acres, as of record in Book 1424, page 92, Register's Office for said County; thence with the margin of Jupiter Drive, southwestwardly 125 feet to an iron pin at the beginning of a curve to the right having a radius of 25 feet; thence with said curve, southwestwardly 39.3 feet to a point in the northeasterly margin of Murfreesboro Pike; thence with said margin of said Pike, North 49 deg. 50' West, 135 feet to an iron pin; thence North 44 deg. 17' East 150.22 feet to a point; thence South 49 deg. 50' 151.77 feet to the point of beginning.

Being the same property conveyed to Wallace V. Hitchcox and wife, Wilene L. Hitchcox by deed from Harding University of record in Book 8685, page 616, Register's Office for Davidson County, TN.

Subject to amendment to setback line of record in Book 4426, page 661, said

CONTINUED

unimproved ( )
This is improved (X) property, known as 1218 Murfreesboro Road, Nashville, TN 37217
(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 15th day of January, 19 99

Wallace V. Hitchcox
Wallace V. Hitchcox

Wilene L. Hitchcox
Wilene L. Hitchcox

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 Wallace V. Hitchcox and wife, Wilene L. Hitchcox

the bargainor s, 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 and official seal at Nashville, Tennessee, this 15th day of January 19 99.

Commission expires _____

Notary Public

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

LEGAL DESCRIPTION CONTINUATION

Register's Office.

This conveyance is subject to any and all existing easements of record.

Taxes for the year 1999 are prorated and assumed by the Grantees herein.

The legal description is the same as the previous deed of record.

5622 01/21 0101 03CHECK 1279.02

99 JAN 21 PM 2:44
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0539441

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11306 PAGE 591

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

CAMT
342709.33
CON TX 1268.02
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 1279.02
CHECK 1279.02

01/21/99 01 14:42 0001 5622

053941
IDENTIFICATION REFERENCE

99 JAN 21 PM 2:44
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1415046