Box 1

WARRANTY DEED

BOOK 11329 PAGE 997

VICTOR HAZELWOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF **TENNESSEE**
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$57,500.00**

Beth Tippletts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Victor Hazelwood
Notary Public

MY COMMISSION EXPIRES:. 5/26/2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Jackson	OWNER	92-06-164
(NAME)		
1343 Stratford		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **G. L. Waynick**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Jackson and wife Lottie 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:

SEE ATTACHED EXHIBIT A

unimproved
This is improved x property, known as **905 30th Avenue North, Nasvhille, TN 37209**
(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/our hand(s)** this.

PHOTOGRAPHIC RECORD LEGIBILITY NOT SATISFACTORY FOR RECORDING, TYPING OR PRINTING IN THIS DOCUMENT WHEN RECEIVED

G. L. Waynick

STATE OF TENNESSEE
COUNTY OF DAVISON

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named G. L. Waynick 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 Nashville, Tennessee, this 4th day of February, 1999.

VICTOR HAZELWOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

Commission expires:5/26/2002

0545906
IDENTIF. & REFERENCE

99 FEB -5 PM 12:46
CECIL CRANNETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT# 50505 02/05/99 10:01 CHECK 223.75

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 11 of Block "B" on the Map of a Subdivision of Fisk Univeristy Place, of record in Plat Book 421, Page 4 and 5, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to G.L. Waynick by deed of record in Deed Book 9970, Page 613, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

BILL GARRETT
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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0545906
IDENTIF. # REFERENCE

99 FEB -5 PM 12:47
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	57500.00
CON TX	212.75
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	223.75
CHECK	223.75

02/05/99 01 12:46 0001 2505

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1421823