BOX 44

THIS INSTRUMENT PREPARED BY:
George V. Crawford, III
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

3/31/99 **Affiant**

Subscribed and sworn to before me, this 31st day of March, 1999.

Notary Public

My Commission Expires: 11/27/99

Address New Owner As Follows:
William D. Jackson and wife,
Molly Bradley Jackson
6121 Melbourne Drive
Nashville, TN 37215

Send Tax Bills To:
SouthTrust Mortgage Corp.
P. O. Box 532060
Birmingham, AL 35253

Map-Parcel Number:

Map 158-03-0-043
FH 14808

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BEN P. SHIELDS AND WIFE, MAXINE H. SHIELDS**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **WILLIAM D. JACKSON AND WIFE, MOLLY BRADLEY JACKSON**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, being Lot No. 499 on the Plan of Hillsboro Park, Section VIII, of record in Book 2663, page 96, Register's Office for Davidson County, Tennessee.

Said Lot No. 499 fronts 242 feet on the northwesterly side of Melbourne Drive and runs back 215.6 feet on the northeasterly line and 183.9 feet on the southwesterly line to a dead line in the rear on which it measures 290 feet.

Being the same property conveyed to Ben P. Shields and wife, Maxine H. Shields by deed from Homemakers, Inc., of record in Book 3070, page 273, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

111631.1

This conveyance is made subject to:

1. 1999 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Restrictive covenants contained in instrument of record in Book 2435, page 237, as amended in Book 2603, page 440, and Book 2855, page 475, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 2663, page 96, Register's Office for said County.

4. Easement granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7170, page 810, Register's Office for Davidson County, Tennessee.

This is improved property known as 6121 Melbourne Drive, Nashville, TN 37215.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 31st day of March, 1999.

Ben P. Shields

Maxine H. Shields

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BEN P. SHIELDS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of March, 1999.

Notary Public

My Commission Expires: 11-27-99

JOYCE JORDAN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV 27 19[illegible]

111631.1

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MAXINE H. SHIELDS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of March, 1999.

Joyce Jordan
Notary Public

My Commission Expires: 11-27-99

JOYCE JORDAN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires 11-27-99

99 APR -1 AM 10:56
RECEIVED FOR RECORD AND RECORDED IN OFFICIAL RECORDS OF DAVIDSON COUNTY, TN.
68521

111631.1

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11411 PG. 163

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

99 APR -1 AM 10:57

ILL. G. ... REGISTER
DAVIDSON COUNTY, TN.

56852 1

	350000.00
	825.00
	1.00
	12.00
	1.00
TOTAL	840.00
	840.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1445477