BOOK 11476 PG. 488

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,500.00

Matthew R Nielsen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of May, 1999.

Kristen M Reeves
Notary Public

MY COMMISSION EXPIRES: October 1, 2002

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, Three Maryland Farms, Suite 340, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew R. Nielsen	Nations Banc Mortgage Corporation	map 160
(NAME) 5750 Stonebrook Drive	(NAME) P.O. Box 1675	group 14-D
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Corapolis, PA 23040298	parcel 26
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, THOMAS H. JACKSON AND WIFE, LADY A. JACKSON, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto MATTHEW R. NIELSEN, UNMARRIED , hereinafter called the GRANTEE(S), their heirs and representatives, 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 5750 Stonebrook Drive, Brentwood, TN 37027
(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 GRANTEE(S), their heirs assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and representatives, 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 7th day of May, 1999.

Thomas H. Jackson

Lady A. Jackson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas H. Jackson and wife, Lady A. Jackson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood , Tennessee this 7th day of May, 1999.

Commission expires: 10/1/2002

Kristen M Reeves

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

RECEIVED FOR RECORD
99-022

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. 5750, on the Plan of Brentwood Trace Condominiums, Section II, as of record in Book 5200, page 376 and 377, said Register's Office, to which plan reference is hereby made for more complete description.

Being the same property conveyed to Thomas H. Jackson and wife, Lady A. Jackson by Warranty Deed of record in Book 9270, page 903, of the Register's Office of Davidson County, Tennessee.

Subject to Master Deed of Brentwood Trace Condominiums, Section II of record in Book 5818, page 915; By-Laws of Brentwood Trace Condominiums, Section II, of record in Book 5818, page 925 and amended in Book 5868, page 70; any and all matters as shown on plat of record in Book 5200, pages 376 and 377, of the Register's Office of Davidson County, Tennessee.

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0586359

IDENTIFICATION REFERENCE

99 MAY 12 PM 3:26

REGISTER
DAVIDSON COUNTY, TN.

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 **11476** PG. **490**

0586359

IDENTIFICATION REFERENCE

99 MAY 12 PM 3:26

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

AMNT	9,500.00
CO TX	349.65
PRFEE	1.00
MDEED	8.00
CFEE	2.00
TOTAL	360.65
CHECK	360.65

05/12/99 -01 15:29 0001 5379

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1460024