Bal 34

WARRANTY DEED

BOOK 11515 PG. 425

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 127,950.00

Frederick J Jackson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF May 19 99

Leon Sharber
Notary Public

OFFICIAL SEAL
LEON SHARBER
NOTARY PUBLIC - STATE OF TENNESSEE
RUTHERFORD COUNTY
My Comm. Expires 2-27-01

MY COMMISSION EXPIRES: February 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Leon Sharber, Attorney, 1161 Murfreesboro Road, Ste. 505, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frederick J. Jackson (NAME)	First Union Mortgage (NAME)	MAP 176-05
4489 Lavergne Couchville Pike (ADDRESS)	1100 Corporate Center Dr. (ADDRESS)	PARCEL 46
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Raleigh, NC 27607-5066 (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, Holigan Homes Tennesse, Ltd.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frederick J. 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:

Being Lot No. 3 on the Plan of Hickory Woods Estates, Section B, of record in Book 6900, Page 512, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

For source of title reference is made to Book 11029, Page 195, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions, zoning regulations and building setback lines of record.

Subject to all matters filed of record in Book 6900, Page 512, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 4489 Lavergne Couchville Pike, Antioch, Tennessee 37013
(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 hand this 28th day of May, 19 99

Holigan Homes Tennesse, Ltd.

By: Scott C. Smith, Pres.-TN Operations

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Scott C. Smith and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Pres.-TN Operations [redacted] of the Holigan Homes Tennesse, Ltd. the within named bargainor, and corporation, and that he as such Pres.-TN Operations [redacted] being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Scott C. Smith as such Pres.-TN Operations [redacted] [redacted].

Witness my hand and official seal at office at Nashville, Tennessee 37217 on this the 28th day of May 1999.

My commission expires February 27, 2001

Leon Sharber
Notary Public

OFFICIAL SEAL
LEON SHARBER
NOTARY PUBLIC - STATE OF TENNESSEE
RUTHERFORD COUNTY
My Comm. Expires _____

0596555

[illegible] REFERENCE

99 JUN -7 PM 2:17

ALL TAXES PAID
REGISTER
DAVIDSON COUNTY, TN.

6199 06/07 0101 03CHECK 484.41

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11515 PG. 427

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

0596555

RECORDING REFERENCE

99 JUN -7 PM 2:17

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT
127950.00
CON TX 473.41
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 484.41
CHECK 484.41

06/07/99 01 14:21 0001 6199

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1470692