Instr:200002020010868 Page: 1 OF 2
REC'D FOR REC 02/02/2000 12:38:23PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $277.50

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 16961** **FILE: Box 9B** **First Title and Escrow Company, Inc.**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $75,000.00. Caryn A. White Affiant Subscribed and sworn to before me, this 31st day of January, 2000. Notary Public My Commission Expires: NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Ms. Caryn A. White 3909 Nevada Avenue Nashville, TN 37209	Mortgage Edge Corporation P.O. Box 60 McLean, VA 22101	MAP 91-16 SE PAR 378 FB 11W 72173

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, PATRICK JOSEPH JACKSON, MARRIED, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to CARYN A. WHITE ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Tennessee County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3909 Nevada Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

DONNA JACKSON, the spouse of PATRICK JOSEPH JACKSON, joins in the execution of this instrument for the purposes of conveying any interest she may have in the subject property by virtue of her marriage to the said PATRICK JOSEPH JACKSON.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of January, 2000.

Patrick Joseph Jackson
PATRICK JOSEPH JACKSON

Donna Jackson
DONNA JACKSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICK JOSEPH JACKSON and wife, DONNA JACKSON, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of January, 2000.

NOTARY PUBLIC AT LARGE

Notary Public

My Commission Expires: _____

My Commission Expires Sept. 23, 2000

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of A Resubdivision of Lots 1 & 3 The Hoyte M. Snow Subd., Map of Charlotte Park 2nd Addition Extended, as of record in Plat Book 8250, page 455, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Patrick Joseph Jackson, unmarried by deed from Hoyte M. Snow, married of record in Book 9663, page 914, said Register's Office, and by quitclaim deed to Patrick Joseph Jackson and wife, Donna Jackson from Hoyte M. Snow and wife, Peggy B. Snow recorded immediately prior hereto.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 8250, page 455, said Register's Office.