Instr:200005190050324 Page: 1 OF 1
REC'D FOR REC 05/19/2000 10:37:43AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $318.20

Record & Return To:

Southern Title Services, LLC

Three Maryland Farms, Suite 150
Brentwood, TN 37027
File # 200011117

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,000.00

Peggy S. Jackson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of May, 2000.

Notary Public

MY COMMISSION EXPIRES: September 8, 2001

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, Three Maryland Farms, Suite 150, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peggy S. Jackson	GMAC Mortgage Corporation	Map 148-13-0
(NAME) 5016 Packard Drive	(NAME) 1801 West End Ave., Palmer Plaza, 7th Floor	Parcel 187.00
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37203	
(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, DEBBIE KAYE AUSTIN, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto PEGGY S. JACKSON , hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of Fairlane Park, of Record in Book 2331, page 108, Register's Office for Davidson County, Tennessee.

Said Lot No. 78 fronts 70.0 feet on the southeasterly margin of Packard Drive and extends back 176.3 feet on the northeasterly line and 176.6 feet on the southwesterly line to a dead line in the rear, measuring 51.0 feet thereon.

Being the same property conveyed to Harry Ray Austin and wife, Debbie Kaye Austin by Warranty Deed from Jaohn A. Hedgepath IV and wife, Cheryl Lee Hedgepath dated October 2, 1989, of Record in Book 7954, page 306, Register's Office for Davidson County, Tennessee.. Said property was quitclaimed from Harry Ray Austin and Wife, Debbie Kaye Austin to Debbie Kaye Austin of record in Book 7988, page 22, and further quitclaimed by Quitclaim Deed of record in Book 10471, page 766, said Register's Office.

Subject to all matters as shown on Plat Book 2331 page 108, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as 5016 Packard Drive, Nashville, TN 37211
(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 except for the current year property taxes which are being prorated between the parties and GRANTEE(S)/GRANTOR(S) agreeing to pay said tax when due; 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 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 15th day of May, 2000.

Debbie Kaye Austin
Debbie Kaye Austin

STATE OF TENNESSEE **COUNTY WILLIAMSON**

Personally appeared before me, Linda V. Jones, a Notary Public in and for said State and County, Debbie Kaye Austin, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this the 15th day of May, 2000.

Notary Public

My commission expires:_____