Davidson County DEEDWARR
Recvd: 09/18/00 15:27 2pgs
Fees:11.00 Taxes:777.00
20000918-0092710

THIS INSTRUMENT PREPARED BY:
MUDTER & PATTERSON
ATTORNEYS-AT-LAW
2000 Richard Jones Rd., Suite 110
Nashville, Tennessee 37215

FILE: Box 9B
First Title and Escrow Company, Inc.

FTEC No. 17498

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $210,000.00

Affiant

Subscribed and sworn to before me, this 14th day of September, 2000.

Notary Public

My Commission Expires: 11/29/03

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
JOHN P. WARD	SUNTRUST BANK	104-5
3707 Westbrook Avenue	201 4th Avenue North, 7th Fl	229
Nashville, Tennessee 37205	Nashville, Tennessee 37219	26W220

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, GREGORY BRIAN SMITH JACKSON, UNMARRIED, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JOHN P. WARD, UNMARRIED, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3707 Westbrook Avenue, Nashville, Tennessee 37205.

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.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of September, 2000.

Gregory Brian Smith Jackson
GREGORY BRIAN SMITH JACKSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GREGORY BRIAN SMITH JACKSON, 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 14th day of September, 2000.

My Commission Expires: 11/29/03

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being the westerly 50 feet front 60 feet rear of Lot No. 479 on the Plan of Richland Realty Company's Division "C", as of record in Book 421, page 31, Register's Office for said County.

Said part of Lot No. 479 fronts 50 feet on the southerly side of Westbrook Avenue and extends back 102 feet, more or less, on the easterly line and 90 feet on the westerly line to a dead line measuring 60 feet thereon.

Being the same property conveyed to Gregory Brian Smith Jackson, unmarried by deed from Reed L. Branson and wife, Beverly A. Ray of record in Book 9758, page 535, said Register's Office.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Plat Book 421, page 31, said Register's Office.