WARRANTY DEED

The actual consideration or value for this transfer is $ 91,000.00

Billy R. Gross
AFFIANT

STATE OF TENNESSEE
COUNTY OF Davidson

SWORN TO AND SUBSCRIBED before me this 26 day of NOVEMBER, 2001.

NOTARY PUBLIC

Davidson County DEEDWARR
Recvd: 11/27/01 09:17 2pgs
Fees:13.00 Taxes:336.70

20011127-0128900

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 306 Gay Street, Suite 200 Nashville, TN 37201, file#01100016

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Billy R. Gross, & Eva Jean Gross 103 Anthony Avenue Old Hickory, Tennessee 37138	B. R. Gross P.O. Box 406 Old Hickory, TN. 37138	54-13 / 5.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Billy R. Gross and wife, Eva Jean Gross, and other good and valuable consideration, the receipt of which is hereby acknowledged,

The **Estate of Kathleen Virginia Roake Jackson, Ronald C. Jackson, Executor**, the GRANTOR herein, has bargained and sold, and by these presents does transfer and convey unto:

Billy R. Gross and wife, **Eva Jean Gross**, the GRANTEES herein, their heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, being a part of Lot 18, Section 2, on the Plan of Life and Casualty Insurance Company's Subdivision of Dabbs and Elliott's property known as Dupontonia, of record in Book 843, page 56, described as follows, to-wit:

BEGINNING at an iron pin in the approximate center of Anthony Avenue at the corner of Lots 15 and 17, on said plan, being also a corner of Lot 18 at Carters Corner; thence along his line, North 48 deg. 29' West, 280 feet to a point; thence South 41 deg. 31' west 100 feet to a point; thence South 48 deg. 29' east 280 feet to a point in the approximate center of Anthony Avenue; thence with the center of the same, north 41 deg. 31' east 100 feet to the beginning.

Being the same property conveyed to James W. Jackson and wife, Kathleen V. Jackson by deed from Charles R. Dedman and wife, Betty C. Dedman of record in Book 4216, page 350, Register's Office for Davidson County, Tennessee. James W. Jackson predeceased his wife Kathleen V. Jackson leaving her as sole tenant by the entirety. Kathleen V. Jackson, a/k/a Kathleen Virginia Roake Jackson, died July 15th 1999 Testate, in Davidson County, Tennessee, Probate Docket #00P-1644, Will instrument #1762/323-358, Naming Ronald C. Jackson as Executor.

The above description is the same as in the previous deed of record.

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. I do covenant with the said GRANTEES that I am 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. I do further covenant and bind myself, my 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.

The herein described property is subject to the following:
2001 Property taxes are to be prorated

This is improved property known as: 103 Anthony Avenue, Old Hickory, TN 37138.

Witness our hands this 26 day of NOVEMBER, 2001.

By Ronald C. Jackson

Estate of Kathleen Virginia Roake Jackson,
Ronald C. Jackson, Executor

STATE OF TENNESSEE }
COUNTY OF DAVIDSON}

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named , Ronald C. Jackson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged himself to be the Executor of the Estate of Kathleen Virginia Roake Jackson the bargainer and who acknowledged that he executed the within instrument, on behalf of the Estate of Kathleen Virginia Roake Jackson, being authorized so to do, for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee this 26 day of NOVEMBER, 2001.

NOTARY PUBLIC

My Commission Expires: 3-27-04

NOTARY PUBLIC AT LARGE JOHNSTON ELLIS IV DAVIDSON COUNTY, TENN.

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WARRANTY DEED

From: Estate of Kathleen Virginia Roake Jackson, Ronald C. Jackson, Executor

To: Billy R. Gross and wife, Eva Jean Gross

Property:

103 Anthony Avenue
Old Hickory, TN. 37138

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
306 Gay Street, Suite 200
Nashville, Tennessee 37201
(615) 256-5003