FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$43,500.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF May 19 84

Notary Public

MY COMMISSION EXPIRES: 2/16/87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

SATURN & MAZER, ATTORNEYS 212 Third Avenue, North, Nashville, Tennessee - 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arthur L. Jackson (NAME)	Mid-States Mortgage Corporation (NAME)	Map 71-11
1420 Meridian Street (STREET ADDRESS OR ROUTE NUMBER)	GPO Box 463-A (STREET ADDRESS)	Par 58
Nashville, Tn. 37206 (CITY) (STATE) (P. O. ZIP)	Detroit, Michigan 48232 (CITY) (STATE) (ZIP)	12DA-42654

FOR AND IN 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, WILLIAM LUSTER and wife, FRANCES SHARP LUSTER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ARTHUR L. JACKSON and wife, DELORIS A. 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:

LAND in Davidson County, Tennessee, being a part of the Old George Scrugg's Tract of land, and more particularly bounded and described as follows:

BEGINNING in the center of Meridian Street or Trinity Road, at the southeast corner of the A. L. Rawls Tract; running thence westwardly 300 feet, more or less, with Rawls south line to the northeast corner of the lot of land conveyed by Overall to C. W. Dews and wife, by deed of record in Book No. 533, page 156, Register's Office for said County; thence with said Dews East line southerly 50 feet to a point, being the southwest corner of this lot herein conveyed, and the northwest corner of another lot owned by Cora F. Shane; thence Eastwardly parallel with the South line of the Rawls tract 300 feet, more or less, to a point in the center of Meridian Street; thence with the center of said street 50 feet to the beginning.

BEING the same property conveyed to William Luster and wife, Frances Sharp Luster by deed from Jesse Lee Sharp, Jr. and Thomas P. Sharp, Trustees for William Robert Sharp, of record in Book 3787, page 527, Register's Office for Davidson County, Tennessee.

12157.3
IDENTIF. REFERENCE
MAY 11 9 43 AM '84
FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 1420 Meridian Street, Nashville, Tennessee - 37206
(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 their hands this 1st day of May, 19 84

William Luster

Frances Sharp Luster

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILLIAM LUSTER and wife, FRANCES SHARP LUSTER

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1st day of May 19 84

Commission expires 7/18/87

Betty G. Ellerson
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____

Notary Public

WARRANTY DEED

FROM
WILLIAM LUSTER
FRANCES SHARP LUSTER

TO
ARTHUR L. JACKSON
DELORIS A. JACKSON

PREPARED BY:
SATURN & MAZER, Attorneys
212 Third Avenue, North
Nashville, Tennessee 37201
Phone: 259-3666

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

43500.00- CONT.
113.10 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 119.60-
5876A05/11/84 CAL .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2 1 5 7 3

IDENTIF. REFERENCE

MAY 11 9 43 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 35413