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TILL BOX 30

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $88,000.00

Subscribed and sworn to before me, this the 07 day of November 19 86

Affiant

My commission expires: 1-10-89 (Affix Seal)

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennesse, Inc.
Suite 170, Parkway Towers, 404 James Robertson Pky, Nashville, TN 37219

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Thomas G. Jackson	CITICORP HOMEOWNERS, INC.
817 Nesbitt Lane	670 Mason Ridge Center Drive
Madison, Tennessee 37115	St. Louis, MO 63141
CITY STATE ZIP (STREET ADDRESS)	CITY STATE ZIP (STREET ADDRESS)

MAP & PARCEL NO. 042-07-00

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, James E. Phillips, a widower

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Thomas G. Jackson and wife, Audrey G. Davis Jackson

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being Lot No. 78 on the Plan of Section Two, Bonnie-Brae Subdivision, of record in Plat Book 2330, page 123, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to James E. Phillips and wife, Bernice Little Phillips by deed recorded in Book 3166, page 349, Register's Office for Davidson County, Tennessee. The said Bernice Little Phillips having since deceased.

This conveyance is subject to taxes for the year 1986 and subsequent years, easements and restrictive covenants of record.

6371

IDENTIFICATION REFERENCE

Nov 17 9 47 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

THIS IS _____ IMPROVED PROPERTY KNOWN AS 817 Nesbitt Lane, Madison, Tennessee 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 07 day of November 19 86

James E. Phillips

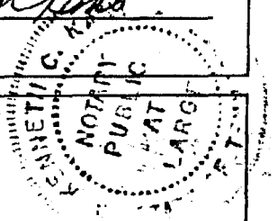
State of Tennessee
County of Davidson

On this 07th day of November, 19 86, before me personally appeared James E. Phillips, a widower to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal.
My Commission expires:

1-10-89

Notary Public



State of Tennessee
County of _____

On this _____ day of _____, 19 ____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

Notary Public

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.
SUITE 170
PARKWAY TOWERS
404 JAMES ROBERTSON PKY
NASHVILLE, TN 37219

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Na

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

BROOD.00- CAMT.
246.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 252.90-
6489A 11/17/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

637.11

IDENTIFICATION REFERENCE

Nov 17 9 47 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.12449