FILE BOX 3

NEW OWNER ADDRESS:	MORTGAGEE ADDRESS:	MAIL TAX NOTICES:
5121 Colemont Drive	First American National Bank	5121 Colemont Drive
Antioch, TN 37013	First American Center	Antioch, TN 37013
	Nashville, Tennessee 37237	

STATE OF TENNESSEE)
ss.
DAVIDSON COUNTY)

THIS INSTRUMENT WAS PREPARED BY

SMITH & SELLERS, ATTORNEYS
P.O. Box 1159
Murfreesboro, TN 37133-1159
From Information Furnished
By the Parties (lv)

BOOK 7066 PAGE 933

FOR AND IN CONSIDERATION of the sum of FIFTY THOUSAND & NO/100 DOLLARS ($50,000.00) cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, JAMES F. JETER, by and through JANE B. JETER, guardian for JAMES F. JETER, and wife, JANE B. JETER, individually, have bargained and sold and do hereby transfer and convey unto RANDALL E. JETER and wife, DEBORAH T. JETER, their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, Tennessee, and being described as follows, to-wit:

> BEING Lot No. 32 on the Plan of Fair Oaks Subdivision, as of record in Book 4175, pages 42 and 43, Register's Office for said County.
>
> Said Lot No. 32 fronts 100.0 feet on the easterly side of Colemont Drive and extends back between parallel lines, 122.28 feet on the northerly line and 133.70 feet on the southerly line, to a dead line in the rear measuring 64.51 feet thereon.
>
> BEING the same property conveyed to James F. Jeter and wife, Jane B. Jeter by deed from Ronald R. Brewer and wife, Vivian R. Brewer, appearing of record in Deed Book 4623, Page 172, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said grantees, their heirs and assigns, forever.

The undersigned covenant with the said grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered, except for lien of the 1986 Davidson County real property taxes, which are to be prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever, to warrant and defend the title to said real estate unto the said grantees, their heirs and assigns,

against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 5th day of December, 1986

James F. Jeter
JAMES F. JETER

Jane B. Jeter
BY JANE B. JETER, Guardian for
JAMES F. JETER

Jane B. Jeter
JANE B. JETER, Individually

STATE OF Tennessee)
ss.
Davidson COUNTY)

Personally appeared before me, the undersigned, a Notary Public of said state and county, JANE B. JETER, one of the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and to me known to be the person who executed the foregoing instrument in behalf of JAMES F. JETER, acknowledged that she executed the same as the free act and deed of said JAMES F. JETER as guardian by authority of that certain Order entered October 23, 1986 in the County Court for Rutherford County, Tennessee in the cause styled Jane B. Jeter vs. James F. Jeter and appearing of record in Minute Book 23-A, Page 525 of the County Clerk's Office for Rutherford County, Tennessee.

WITNESS MY HAND AND OFFICIAL at Nashville, TN, this the 5th day of December, 1986.

Notary Public

My Commission Expires: 7-18-87

7 2238
TENNESSEE REFERENCE
DEC 12 9 22 AM '86
BETTY Z. WILSON REGISTER
DAVIDSON COUNTY, TN

I hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $50,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this the 11th day of December, 1986.

Notary Public

My Commission Expires: 7-18-87

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

RECEIVED OF _____

FOR _____

BOOK 7066 PAGE 935

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

50[illegible].00- CAPT.
140.00 CSTAX
.50 PRFEE
6.00 MOSTX
CHECK 146.50-
6220.12/12/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

72238

IDENTIFICATION REFERENCE

DEC 12 8 22 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 22158