This instrument prepared by:
Paul R. White
Attorney at Law

BOOK 7083 PAGE 364 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

RBA INVESTMENTS BY: [signature] PARTNER
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF December 19 86

[signature]
Notary Public

My Commission Expires APRIL 19, 1987
MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY		
NAME	ADDRESS	
ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RBA INVESTMENTS, A Partnership (NAME)	SAME (NAME)	85-035-846-00
P.O.Box 90970 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	25W06975
Nashville, TN 37201 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, Robert L. Jackson and wife, Dorothy R. Jackson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RBA Investments, a partnership

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 the northwesterly part of Lot No. 345 on the map of Richland Realty Company's West Lawn Subdivision, as of record in Book 421, page 32, Register's Office for said County.

Said part of Lot 345 is described according to a survey made by W.B. Southgate Surveyor, February 18, 1932, as follows: Beginning at a stake in the southeast corner of Minnesota Avenue, now Murphy Road, and West Lawn Drive; thence with the southerly margin of Murphy Road eastwardly 150 feet to a stake; thence southwardly 154 feet to a stake in a fence line; thence with said fence line westwardly 22 feet to a stake and post in the easterly margin of West Lawn Drive, thence with said Drive northwestwardly 200 feet to the beginning.

Being the same property conveyed to Robert L. Jackson by Item III of the Last Will & Testament of Fannie J. Francis, deceased, (Probate Docket #76112).

76999

IDENTIFICATION REFERENCE

Dec 29 4 36 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 4501 Murphy Road, Nashville, Tennessee 37209
(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 our hand s this 29TH day of December, 1986

[signature]
ROBERT L. JACKSON

[signature]
DOROTHY R. JACKSON

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Robert T. Selmon, a Notary Public in and for said County and State, the within named Robert L. Jackson and wife, Dorothy R. Jackson

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of December, 1986.

My Commission Expires APRIL 19, 1987

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

ROBERT L. JACKSON & WIFE.

DOROTHY R. JACKSON

TO

RBA INVESTMENTS, A PARTNERSHIP

Attorneys Title Company, Inc.
Titles Guaranteed

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

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

RECEIVED OF _____

FOR _____

BOOK 7083 PAGE 366

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

[illegible] 0-
230.00
.50
6.00
CHECK 244.50-
12/29/86 SAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

76999

IDENTIFICATION REFERENCE

Dec 29 4 36 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 27342