BOOK 7783 PAGE 961

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February, 1989

Notary Public

MY COMMISSION EXPIRES: 11/10/91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

The Law Office of Richard Manson, 1314 5th Avenue North, Nashville, TN 37208
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
Alfred Jackson (NAME)	BancPLUS Mortgage Corp. (NAME)	60-1
3105 Greggwood Drive (STREET ADDRESS OR ROUTE NUMBER)	3101 Petty Road, Suite 904 (STREET ADDRESS)	139
Nashville, Tennessee 37207 (CITY) (STATE) (P.O. ZIP)	Durham, North Carolina 27707 (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, James H. Cook and wife, Essie Mae Cook

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alfred Jackson and wife, Bernadette 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 Lot No. 137 on the Plan of Golden Valley Estates, Section I, as of record in Book 4175, Page 142, Register's Office for said County.

Said Lot No. 137 fronts 54.38 feet on the southerly side of Greggwood Drive and extends back 108-63 feet on the westerly line and 144.81 feet on the east line, to a dead line in the rear, measuring 71.27 feet thereon.

Being the same property conveyed to James H. Cook and wife, Essie Mae Cook, by deed from Alfred Wayne Johnson and wife, Peggy Johnson, of record in Book 4866, Page 680, Register's Office for Davidson County, Tennessee.

12996

IDENTIFICATION REFERENCE

MAR 2 11 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

1724 03/02 0101 03CHECK 163.25

unimproved ( )
This is improved (X) property known as 3105 Greggwood Drive, Nashville, Tennessee 37207
(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 my hand this 28th day of February, 1989

James H. Cook
JAMES H. COOK

Essie Mae Cook
ESSIE MAE COOK

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 Alfred Jackson and Bernadette 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 28th day of February, 1989

RICHARD MANSON
Notary Public

Commission Expires 11/10/91

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

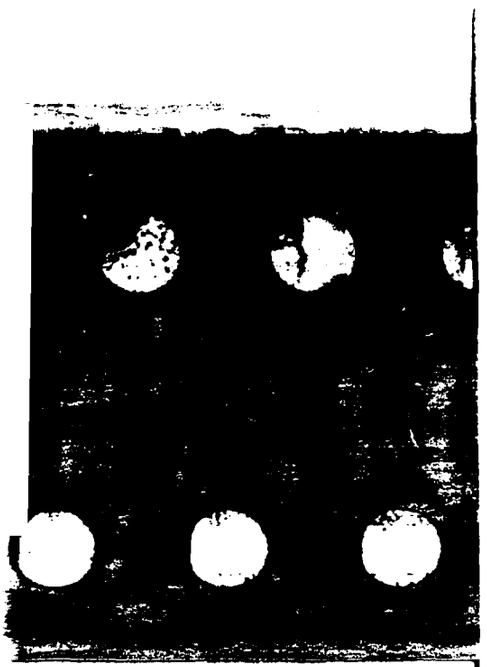
Commission Expires _____

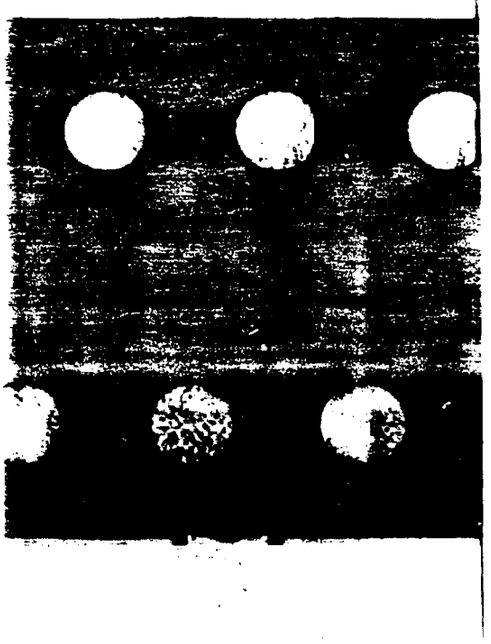
WARRANTY DEED

FROM

TO

The Title Office Of
Richard Manson
Germantown Center
1314 5th Avenue North
Suite 300
Nashville, Tennessee 37208-2726
(615) 254-1600 Telex (615) 726-1690





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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 47500.00
CON TX 156.75
PRFEE 0.50
MREED 6.00
TOTAL 163.25
CHECK 163.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/02/89 01 11:46 0001 1724

I 2 9 9 6

IDENTIFICATION REFERENCE

MAR 2 11 46 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 186309