EVER IS GREATER, FOR THIS TRANSFER IS $68,000.00

Samuel L. Ferguson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF July 19 89.

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, Suite 300, Nashville, TN
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NUMBERS
Samuel L. Ferguson (NAME)	American National Financial, Inc. (NAME)	70-6
2755 Buena Vista (STREET ADDRESS OR ROUTE NUMBER)	100 Ashford Center, Suite 250 (STREET ADDRESS)	2
Nashville, TN 37217 (CITY) (STATE) (P.O. ZIP)	Atlanta, Georgia 30388 (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, Eddie W. Jackson and Barbara Jackson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Samuel L. Ferguson and wife Sandra K. Ferguson

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:

Being Lot 17 on the Plan of Taigan's Court, (formerly St. Michael's Square Section Two) of record in Plat Book 6900, page 710, Register's Office for Davidson County, Tennessee.

Being property conveyed to Eddie W. Jackson and wife, Barbara Jackson by deed from Curtis Ellis and wife, Celia A. Ellis of record in Book 7634, page 911, said Register's Office.

Included in the above description is a driveway easement recorded in Book 7794, Page 361.

BOOK 7894 PAGE 365

7437 07/21 0101 03CHECK 231.40

5 1 0 6.0

IDENTIFICATION REFERENCE

Jul 21 9 55 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is ( ) unimproved (X) improved property, known as 2755 Buena Vista Pike, Nashville, TN 37218
(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 19th day of July, 19 89.

Eddie W. Jackson
EDDIE W. JACKSON

Barbara Jackson by Eddie W. Jackson, attorney in fact
BARBARA JACKSON

STATE OF TENNESSEE }
Davidson County }

BOOK 7894 PAGE 366

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eddie W. 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 19th day of July, 19 89.

Commission Expires 11/10/91

Richard Manson
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

EDDIE W. JACKSON

TO

SAMUEL L. FERGUSON

ATTORNEYS TITLE™ A Minnesota Title Company

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

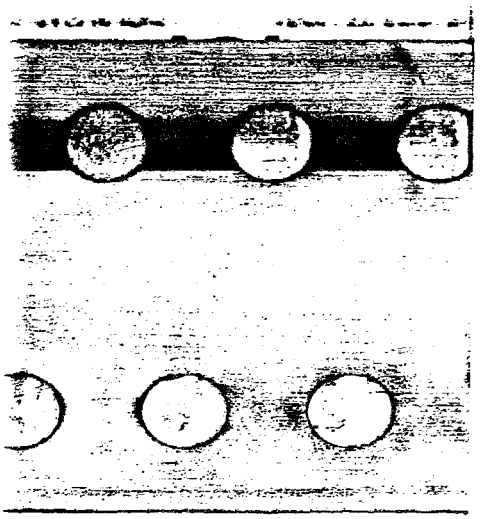
STATE OF TENNESSEE
COUNTY OF DAVIDSON

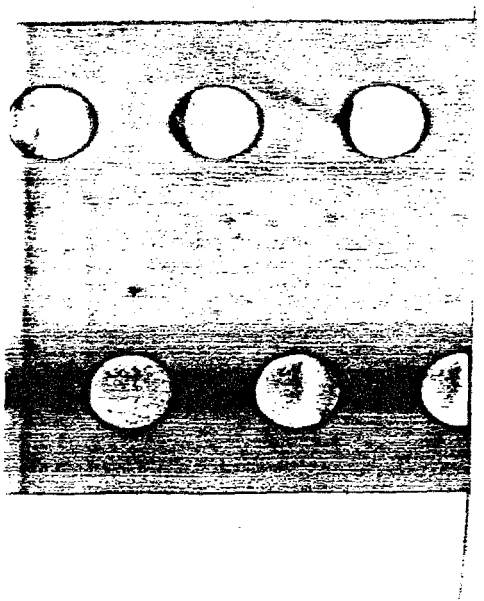
Personally appeared before me, Richard Manson, a Notary Public, Eddie W. Jackson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the "attorney-in-fact" for Barbara Jackson, or a constituent of hers and is authorized by her to execute this instrument on behalf of her.

Witness my hand, at office, this 19th days of July, 1989.

Notary Public _____

My Commission Expires: 11/10/91





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

RECEIVED OF _____

FOR _____

BOOK 7894 PAGE 367

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 68000.00
				CON TX 224.40
				PRFEE 1.00
				MDEED 6.00
				TOTAL 231.40
				CHECK 231.40
07/21/89		01		09:56 0001 7437

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.10.50

IDENTIFI REFERENCE

JUL 21 9 55 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 231082