THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

Mail: 3210 05 04 0101 03CHECK 208.00

ADDRESS NEW OWNER:

JAMES W. JACKSON ET UX
ISABELLE S. JACKSON
516 PIMA ROAD
MADISON, TN 37115

MAP/PARCEL NUMBER:

MAP 42-12
PARCEL 100

SEND TAX BILLS TO:

SAME

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00, THIS 2nd DAY OF May, 1990.

James W. Jackson
AFFIANT

Subscribed and sworn to me, this the 2nd day of May, 1990.

Notary Public
My commission expires: 5-14-92

2406.2

IDENTIFICATION REFERENCE

MAY 4 10 19 AM '90

DAVIDSON COUNTY, TN

STATE OF TENNESSEE NOTARY PUBLIC

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, WE, JAMES O. JONES ET UX, MARY W. JONES, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said JAMES W. JACKSON ET UX, ISABELLE S. JACKSON, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 516 PIMA ROAD, MADISON, TN 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

GRANTEES, THEIR successors, heirs and assigns forever, WE covenant that WE ARE lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

WE further covenant and bind OURSELVES and OUR heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS our hands this 2nd day of May, 1990.

James O. Jones
JAMES O. JONES

Mary W. Jones
MARY W. JONES

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES O. JONES ET UX, MARY W. JONES, the within named bargainors, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 2nd day of May, 1990.

Denise C. Cox
notary public

My commission expires: 5-11-92

EXHIBIT 'A'

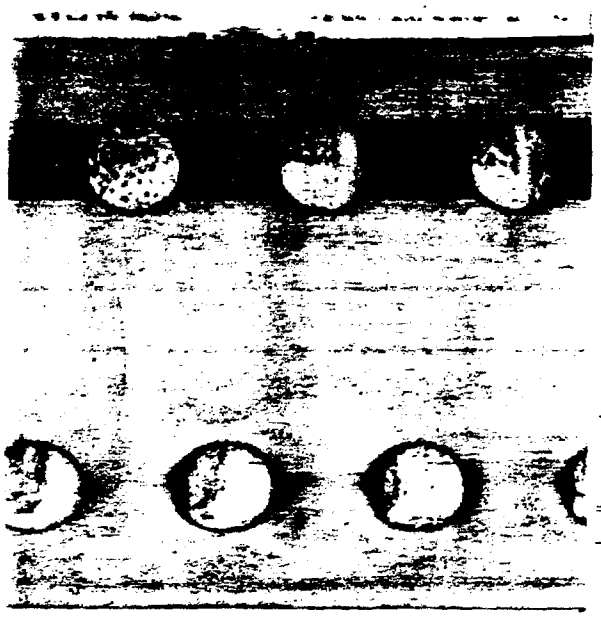
LAND in Davidson County, Tennessee, Tennessee, being Lot 3 of the Resubdivision of Lot No. 10 on the Plan of Gridiron Heights, of record in Book 6200, page 882, Register's Office for said County, to which plat reference is made for a more complete description of said lot.

Being a portion of the same property conveyed to James O. Jones et ux, Mary W. Jones, by Warranty Deed from Ronald L. Asher, of record in Book 7831, page 338, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. Real property taxes for 1990 and all future years.

2. Plat of record in Book 6200, page 882, said Register's Office, which plat shows a 10-foot private sewer service line easement along the northerly lot line, a drainage easement in the northeasterly corner of said lot, a surface drainage ditch on the northeasterly corner of said lot and proposed building setback lines which will be determined by Metropolitan Nashville and Davidson County, Tennessee.



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

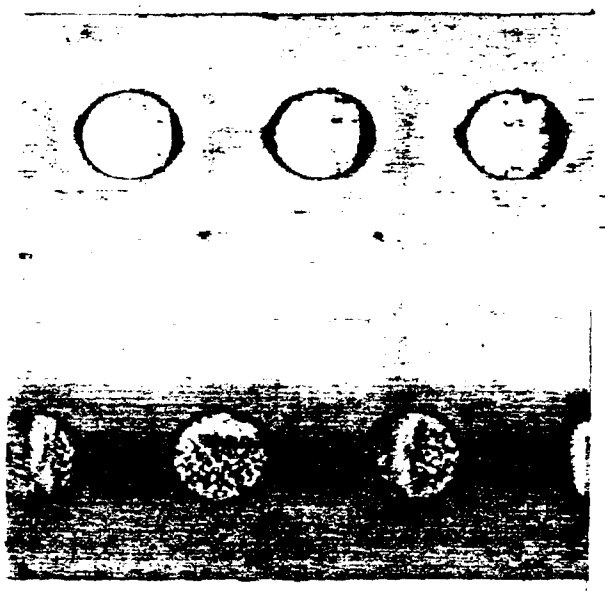
RECEIVED OF _____

FOR _____

BOOK 8102 PAGE 810

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



CAMT	60000.00
CON TX	198.00
PRFEE	1.00
WDEED	9.00
TOTAL	208.00
CHECK	208.00

05/04/90 01 10:20 0001 8910

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2.4062

IDENTIFICATION REFERENCE

MAY 4 10 19 AM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 316395