WARRANTY DEED

THIS INSTRUMENT PREPARED BY:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Randall J. Fishman Attorney at Law 142 North Third Street Third Floor Memphis, TN 38103	NCNB National Bank of North Carolina (NAME) Post Office Box 33216 (STREET ADDRESS) Charlotte, NC 28233 (CITY) (STATE) (ZIP)	105-7-280

BOOK 8307 PAGE 312

THIS INDENTURE, made and entered into this 24 day of February, 19 91 by and between

RANDALL EARLE JETER and wife, DEBORAH T. JETER party of the first part, and

NCNB NATIONAL BANK OF NORTH CAROLINA, a Carolina Corporation party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10 00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson State of Tennessee,

Being the westerly 85 feet of Lot No. 5 and the easterly 15 feet of Lot No. 6 on the Plan of the Subdivision of the Moore Property, as of record in Book 137, Page 91, Register's Office of Davidson County, Tennessee.

Said parts of Lots No. 5 and 6 front together 100 feet on the northerly margin of Moore Avenue and extends back betewen parallel lines 148.5 feet more or less to a dead line.

This being the same property as conveyed to the Grantors by Warranty Deed of record in Book 5758, Page 849, in the Register's Office of Davidson County, Tennessee.

This Deed is given in lieu of foreclosure of that certain Deed of Trust executed the 31st day of October, 1986, by and between Randall Earle Jeter and wife, Deborah T. ***

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby convenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, except 1990 and 1991 County taxes,

***Jeter to D. Ronald Ingram, Trustee, and Freedlander, Inc., The Mortgage People. Said Deed of Trust is recorded at Book 7032, Page 96, in the Register's Office of Davidson County, Tennessee, and assigned to NCNB National Bank of North Carolina at Book 7361, Page 456, in said Register's Office.

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

**SEE BACK OF WARRANTY DEED FOR ADDITIONAL PARAGRAPH

Randall Earle Jeter

Deborah T. Jeter

STATE OF TENNESSEE, COUNTY OF [redacted] DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Randall Earle Jeter and wife, Deborah T. Jeter to me known to be the person s described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 24th day of February 19 91

My commission expires 1/23/94

Notary Public

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $25,000 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 24 day of February 19 91

Notary Public

My commission expires 1/23/94

Art Line 012

3531 03/11 0101 03CHECK 89.50

PROPERTY ADDRESS:
518 Moore Avenue
Nashville, Tennessee 37203

Security of Contract

STEWART TITLE
COMPANY OF MEMPHIS
6800 POPLAR AVENUE - SUITE 114
MEMPHIS, TENNESSEE 38138
(901) 756-8383

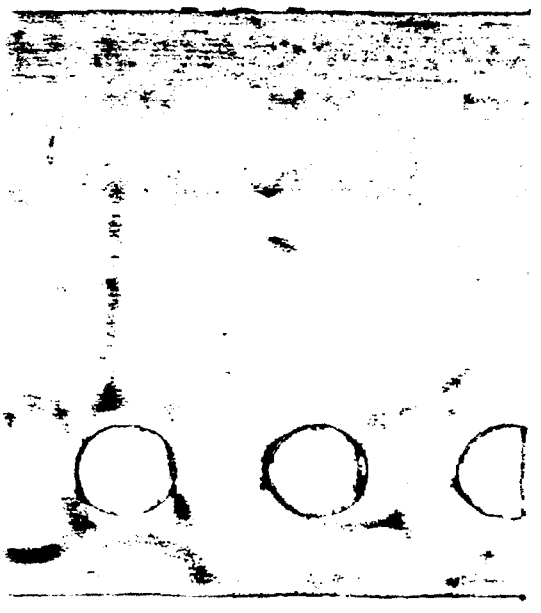
**It is understood and agreed that the lien and title of the Mortgage shall be merged in the title hereby conveyed only in the event of the full effectiveness of this conveyance according to the term and provisions expressed herein, and that if for any reason this conveyance shall be held ineffective in any particular, or in the event of the setting aside of this conveyance in any proceedings instituted under bankruptcy or other law, or in the event the survival of the lien and title of the Mortgage is necessary or appropriate to protect the interest and complete title of Grantee, the Grantee shall be subrogated to, or shall be considered to have retained, all of its lien, title and rights under the Mortgage and the indebtedness secured thereby, and in any such event the Grantee shall have the right to proceed to a foreclosure of the Mortgage as determined by Grantee in all respects as if this instrument had not been executed.

98265

IDENTIF. REFERENCE

MAR 11 [illegible] '91

DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

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

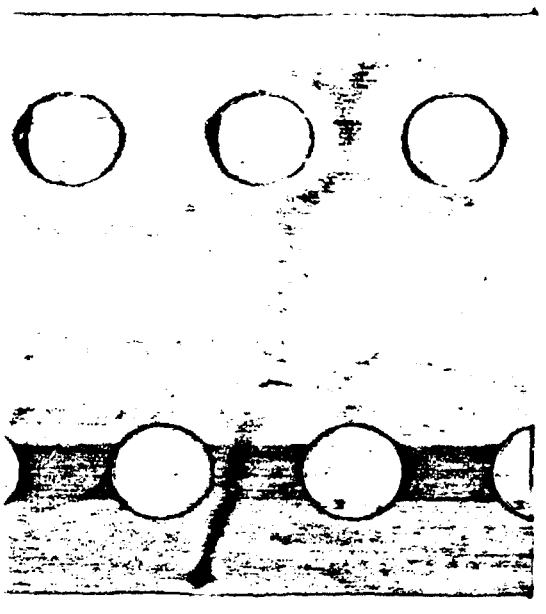
RECEIVED OF _____

FOR _____

BOOK 8307 PAGE 314

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



MAMT 25000.00
ERR CO
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY MAMT 25000.00-
CAMT 25000.00
CON TX 82.50
PRFEE 1.00
WDEED 6.00
TOTAL 89.50
CHECK 89.50

03/11/91 01 11:02 0001 2531

98265

IDENTIF. REFERENCE

MAR 11 11 01 AM '91

OAVIDSON COUNTY TN.

No. 403341