THIS INSTRUMENT PREPARED BY: EAST END TITLE & ESCROW, INC.
405 TWO MILE PIKE, SUITE C
GOODLETTSVILLE, TN 37072

BOOK 8783 PAGE 420

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is $64,000.00.

James H. Jenkins
Affiant

Subscribed and sworn to before me, this the 6TH day of November, 1992.

Carolyn Duff
Notary Public

My commission expires: 4/23/95

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
JAMES H. JENKINS DONNA SHERRILL 3827 BAXTER AVENUE NASHVILLE, TN 37216	D.F. SOUTHEASTERN MORTGAGE OF TENNESSEE 565 MARRIOTT DRIVE SUITE 250 NASHVILLE, TN 37210	MAP 61-15 PARCEL 290

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 acknowleged, EDWARD C. ELLIOTT, EXECUTOR OF THE ESTATE OF CORA L. GRIGGS, hereinafter called GRANTOR, has bargained and sold, and by these presents does transfer and convey unto JAMES H. JENKINS AND DONNA SHERRILL, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called GRANTEES, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in the 11th Civil District of Davidson County, Tennessee, being Lot No. 43 in the Subdivision of Maplewood Home Tract, according to survey by W. B. Southgate, April 1921, and found of record in Book 421, page 174, in the Register's Office for said County.

Said Lot No. 43 fronts 100 feet on the westerly side of Baxter Street, and extends back between parallel lines, 225 feet to its rear line, which separates it from Lot No. 66 in said subdivision.

Being the same property conveyed to HARRISON W. GRIGGS AND WIFE, CORA L. GRIGGS by deed of record in Book 4821, page 888, Register's Office for Davidson County, Tennessee; the said HARRISON W. GRIGGS having predeceased the said CORA L. GRIGGS and the said CORA L. GRIGGS having since died and in accordance with the Order of Sale of the Probate Court of Davidson County, Tennessee, as it appears in Minute Book 365, page 548, Probate Court for Davidson County, Tennessee, the executor of the estate is authorized to execute this deed.

This is improved property known as 3827 Baxter Avenue, Nashville, TN 37216

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEES, their heirs, successors and assigns, forever.

The said GRANTOR does hereby covenant with the said GRANTEES that as to the title and quiet possession to said real estate it will warrant and forever defend against the lawful claims of all persons claiming the same by, through and under a written instrument executed by said GRANTOR or as the result of an affirmative act of the GRANTOR, but no further or otherwise.

IN WITNESS WHEREOF, the GRANTOR has hereunto subcribed his name on this the 6TH day of November, 1992.

Edward C. Elliott
EDWARD C. ELLIOTT, EXECUTOR OF
THE ESTATE OF CORA L. GRIGGS

STATE OF Tennessee :
COUNTY OF Davidson :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EDWARD C. ELLIOTT, EXECUTOR OF THE ESTATE OF CORA L. GRIGGS, the within named bargainor, with whom I am personally acquainted or proved to be on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal this 6TH day of November, 1992.

Carolyn Duff
NOTARY PUBLIC

My commission expires: 1/23/93

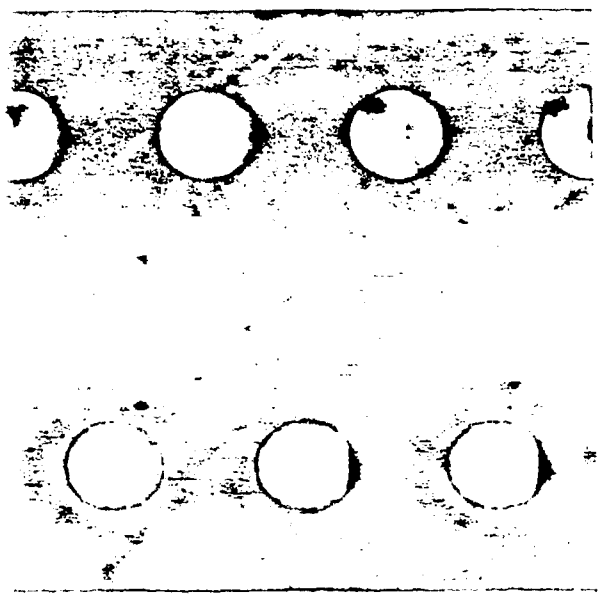
(AFFIX SEAL)

63329

IDENTIFICATION REFERENCE

Nov 11 11 09 AM '92

245.00



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

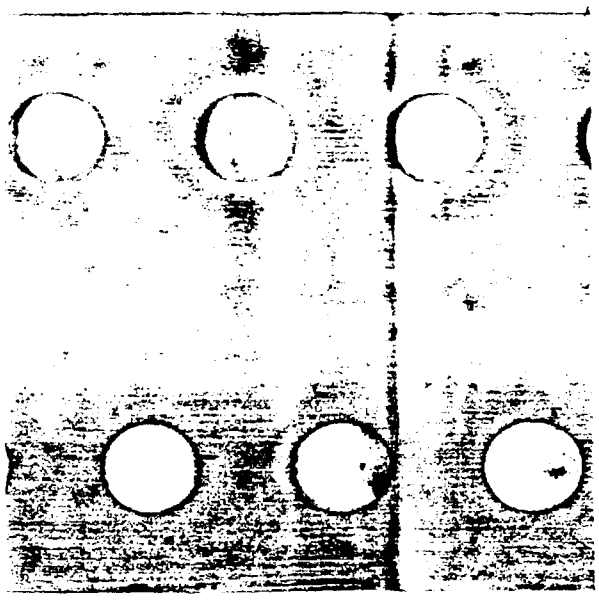
RECEIVED OF _____

FOR _____

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CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO 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	64000.00
			CON TX	236.80
			PRFEE	1.00
			WDEED	8.00
			TOTAL	245.80
			CHECK	245.80
11/11/92	01		11:07 0001	5695



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

63329

IDENTIFICATION REFERENCE

Nov 11 11 09 AM '92

DAVIDSON COUNTY, TN

No. 589519