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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 53,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF March, 1994

Notary Public

MY COMMISSION EXPIRES: 11-25-95

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jimmy A. Duncan, Atty., 4904 Charlotte Ave., Nashville, Tennessee 37209
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bruce Jackson (NAME)	SAME (NAME)	Map 91-16
4208 Elkins Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 197
Nashville, TN 37209 (CITY) (STATE) (P. O. ZIP)	(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, Glenda Dreier and James R. Leffew heirs at law of Ruth Lee Leffew, deceased.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bruce 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:

Being part of Block No. 2 on the plan of Charlotte Park Company's First Addition to Nashville, as of record in Book 57, page 103, Register's Office for said County, described as follows:

Beginning on the northerly margin of Elkins Avenue, formerly Second Avenue, 60 feet east of the easterly margin of 43rd Avenue North, formerly Second Street; thence with the northerly margin of said Elkins Avenue, eastwardly 40 feet; thence at right angles northwardly 150 feet to the southerly margin of an alley; thence with the southerly margin of said alley, westwardly 40 feet; thence at right angles, southwardly 150 feet to the beginning.

Being the same real property conveyed to James C. Leffew and wife, Ruth Lee Leffew by deed from W. A. Austin, unmarried, as of record in Book 3895, Page 65, said Register's Office, the said James C. Leffew having predeceased Ruth Lee Leffew and the said Rugh Lee Leffew having since died.

Kenneth J. Dreier joins in this conveyance for the express purpose of conveying any right, title, or intereist he may have by virture of his marriage to Glenda Dreier.

Debbie Leffew joins in this conveyance for the express purpose of conveying any right, title, or interest she may have by virture of her marriage to James R. Leffew.

This is unimproved ( ) improved (X) property, known as 4208 Elkins Avenue, Nashville, Tennessee 37209
(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 our hand s this 29th day of March, 1994

James R. Leffew — Glenda Dreier

Debbie A. Leffew — Kenneth J. Dreier

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Jimmy A. Duncan, a Notary Public in and for said County and State, the within named Glenda Dreier, Kenneth J. Dreier, James R. Leffew and Debbie Leffew

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 29th day of March, 19 94.

Jimmy A. Duncan Notary Public

Commission Expires 11-25-95

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

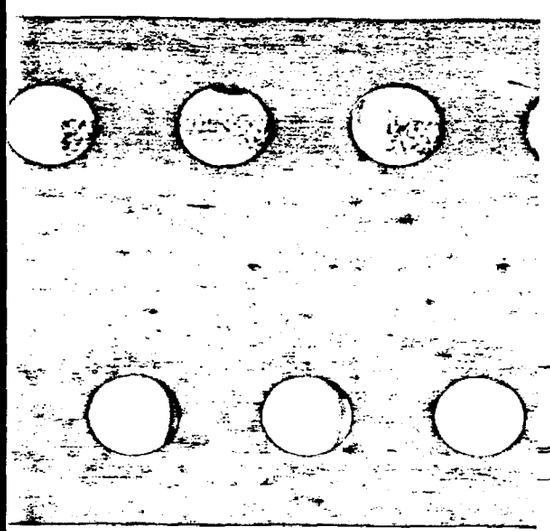
94 MAR 31 AM 9:49

FELIX E. ... REGISTER
DAVIDSON COUNTY, TN.

33655
IDENTIF. & REFERENCE

8203 03/31 0101 02CHECK 205.10

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.



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

RECEIVED OF _____

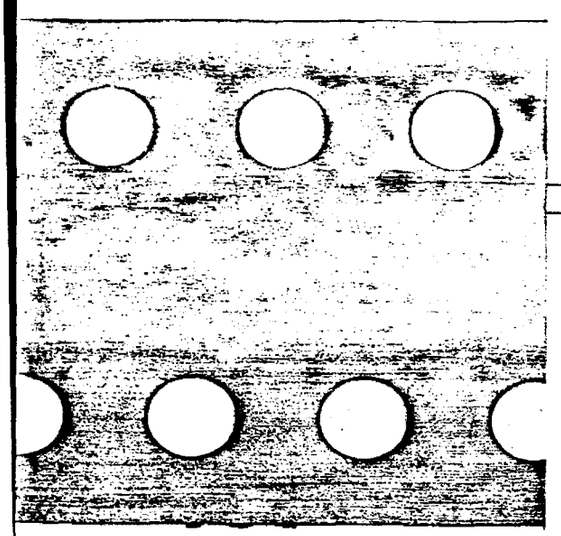
FOR _____

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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 53000-00
				CON TX 196-10
				PRFEE 1-00
				WDEED 8-00
				TOTAL 205-10
				CHECK 205-10
			03/31/94 01	09:50 0001 8203

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



33655
IDENTIF. & REFERENCE

94 MAR 31 AM 9:
FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 773483