38696

IDENTIF. & REFERENCE

This instrument prepared by:
SUPERIOR TITLE & Escrow Services, Inc.
919 West Main Street, Suite U-3
Hendersonville, TN 37075
(615)-822-9232

94 APR 13 AM 11:14

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

File #: 94-1509

WARRANTY DEED

BOOK 9311 PAGE 42

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged,
Michael Lee Jackson and Sherri Horne Jackson, husband and wifea

hereinafter called GRANTOR(S), have bargained and sold, and by these presents do hereby transfer and convey unto Thomas Hibbs and Christy Hibbs, husband and wife

hereinafter called GRANTEE(S), their Heirs and Assigns, a certain tract or parcel of land, together will all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, more particularly described as follows:

TRACT ONE:
Land in Davidson County, Tennessee, desrcibed according to a loan inspection by John Kohl & Comopany, dated May 8, 1985, as follows:

Part of Lot No. 2 on an un-recorded Plan of Subdivision of a 20 acres tract conveyed to T.H. Wihoite, being part of the property described in Deed Book 853, page 137, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 130.6 feet on the center line of Maplewood Lane and runs back between lines 253 feet on the easterly line and distances of 153.5 feet and 106.16 feet on the westerly line, which is a broken line, to a line in the rear on which it measuires 89.56 feet.

TRACT TWO:
Land in the 12th Civil District of Davidson County, Tennessee, being a part of Lot No. 2 on the Plan of T.H. Wilhoit Subdivision of a 20 acre tract, not of record, described according to a survey made by Wm. Collier Parrish Associates, Civil Engineers, December 16, 1960, as follows:

BEGINNING on the southerely margin of Broadmoor Drive at the intersetion

SEE ATTACHED EXHIBIT 'A' FOR CONTINUATION OF LEGAL DESCRIPTION

PROPERTY ADDRESS: 511 Maplewood Lane, Nashville, TN 37216

BEING the same property conveyed to GRANTOR(S) by deed recorded in Book 8616 at page 648, Register's Office for said County, Tennessee. As Corrected in Book 9151 at page 892, said Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate, together will all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said GRANTEE(S), their heirs and assigns, in fee simple forever.

SAID CONVEYANCE IS MADE SUBJECT to all covenants, easements, restrictions, reservations, conditions and rights appearing of record against the above described property; also SUBJECT to any state of facts which an accurate survey of said property would show. Also subject to taxes for the year 1994 and subsequent years.

THE SAID GRANTOR(S) does/do hereby covenant with the said GRANTEE(S) that he/she/they is\are lawfully seized in fee simple of the aforedescribed real estate; that he/she/they has/have a good right to sell and convey the same; that the title and quite possession thereto he/she/they will warrant and defend against lawful claims of all persons, claiming same by, through or under him/her/them no further or otherwise.

IN WITNESS THEREOF, the undersigned have set his/her/their hand and sell on this 11th day of April, 19 94.

Michael Lee Jackson

Sherri Horne Jackson

State of Tennessee
County of Davidson

On this 11th day of April, 1994 before me, a Notary Public in and for said State and County, personally appeared Michael Lee Jackson and Sherri Horne Jackson with whom I am personally acquainted with and whom, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained as his/her/their free act and deed.

Witness my hand and official seal.
My Commission Expires:

January 26, 1997

Kenneth C. Kant Notary Public

State of Tennessee
County of _____

On this _____ day of _____, 19 ____, before me, a Notary Public in and for said State and County, personally appeared _____ with whom I am personally acquainted with and whom, upon oath, acknowledged that he/she/they is the _____ of _____, a the within named bargainor, a corporation/partnership/joint venture and as such _____, executed the foregoing instrument for the purposes therein contained on behalf of said bargainor.

Witness my hand and officious seal.
My Commission Expires:

January 26, 1997

Kenneth C. Kant Notary Public

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 76,941.45.

Thomas D. Hibbs
AFFIANT

Subscribed and sworn to before me, this the 11th day of April, 1994.

My Commission Expires:
January 26, 1997

Kenneth C. Kant Notary Public

MAP AND PARCEL #: 061-05-0 006.00

ADDRESS OF NEW OWNER:	*SEND TAX BILLS TO:*
Thomas Hibbs	Banc Plus Mortgage Corporation
511 Maplewood Lane	P.O. Box 47524
Nashville, TN 37216	San Antonio, TX 78265-6020

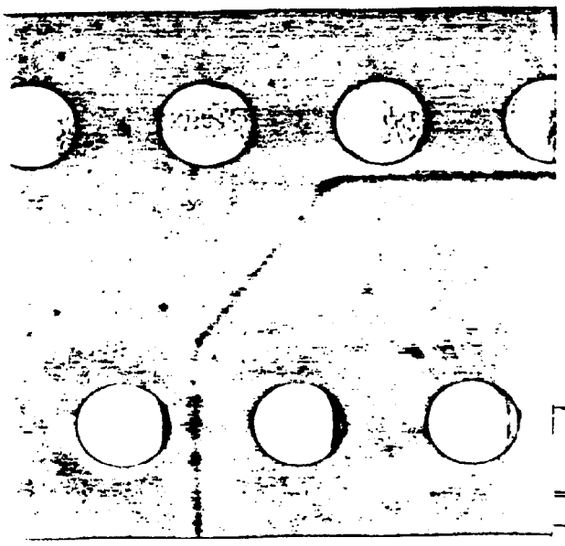
SUPERIOR TITLE & Escrow Services, Inc.
919 West Main Street, Suite U-3, Hendersonville, TN 37075

EXHIBIT A
CONTINUATION OF LEGAL DESCRIPTION

of the southerly margin of said Drive and the westerly boundary line of Lot No. 1 conveyed to M.L. Keith by deed of record in Book 2401, page 540, Register's Office for said County: Thence with the line between said Lots Nos. 1 and 2, S 2 deg. 30' W 245 feet to an iron stake: thence N 85 deg. 19' W 130.7 feet to an iron stake on the easterly boundary line of Lot No. 3; thence with the line between said Lots Nos. 2 and 3, N 2 deg, 30' E 240 feet to an iron stke on the southerly margin of Broadmoor Drive; thence with the margin of said Drive S 87 deg. 30' E 130.6 feet to the point of beginning. INCLUDED in the above description, but specifically EXCLUDED from this conveyance is that portion of the above decribed property which was sold to the State of Tennessee for the use and benefit fo the Department of Transportaion of record in Book 4949, page 42, Register's Office for Davidson County, Tennessee, and Being subject to a temporary construction easement as described therein, which exclusion and easement are made a part hereof by reference.

The GRANTEE(S) herein do hereby agree to assume and pay the outstanding indebtedness evidenced by a Deed of Trust of record in Book 7256 at page 168, said Register's Office.

3656 94/13 0101 03CHECK 297.60



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

RECEIVED OF _____

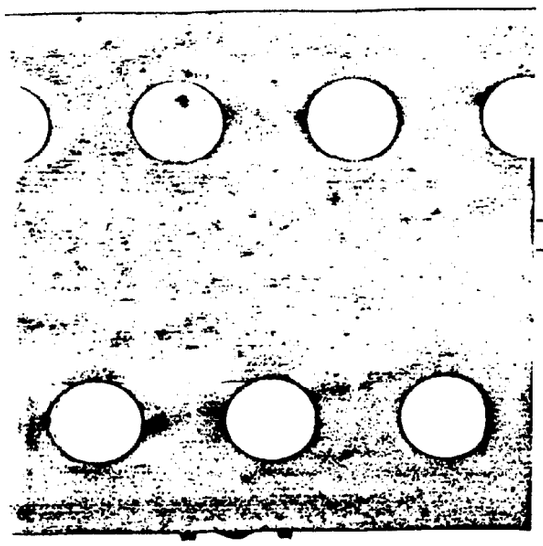
FOR _____

BOOK 9311 PAGE 45

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	76941.45
			CON TX	284.68
			PRFEE	1.00
			WDEED	12.00
			TOTAL	297.68
			CHECK	297.68
04/13/94	01		11:16 0001	3656

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



38696
IDENTIF. & REFERENCE

94 APR 13 AM 11: 1[illegible]R
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 778863