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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 $ 87,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF March, 1994.

Notary Public

MY COMMISSION EXPIRES: 5-28-95

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
5034 Thoroughbred Ln., Ste A, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: /and Mortgagee is:	MAP-PARCEL NUMBERS
Kirby Byrnes (NAME)	Same/First Tennessee Bank National (NAME)	136-10-0-A-027.0000
116 Lake Forest Court (STREET ADDRESS OR ROUTE NUMBER)	7th Floor, 165 Madison Avenue (STREET ADDRESS)	02DX07360
Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP)	Memphis, TN 38103 (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, I, Thomas J. Jackson, and wife, Tracy J. Jackson

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

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:

Land in Davidson County, Tennessee, being Unit No. 3, Lot No. 3 on the plan of condominium site of Section Two, Priest Lake Forest Lots 3-10, 63, 64, of record in Book 5800, page 157, Register's Office for said County. To which Plan and Record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Thomas J. Jackson, a single person, by deed from Cary Enterprises, Inc. of record in Book 6025, page 113, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Master Deed and By-Laws, which contain restrictive covenants, liens and other matters of record in Book 6021, page 99, Book 6021, page 101, Book 6021, page 107 all in the Register's Office for said County and to matters set forth in the above referenced Plan of Record.

48184

IDENTIF. & REFERENCE

94 MAY -9 PM 3:06

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

4022 05/09 0101 03CHECK 192.15

unimproved ( )
This is improved (X) property, known as 116 Lake Forest Court, Nashville, TN 37217
(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 my hand this 31st day of March, 19 94

Thomas J. Jackson

Tracy J. Jackson

INDIVIDUAL ACKNOWLEDGEMENT

State of Tenneesee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public of said county, Thomas J. Jackson and wife, Tracy J. Jackson

the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 31st day of March, 1994

NOTARY PUBLIC

My commission expires:

5-28-95

CORPORATE ACKNOWLEDGEMENT

State of _____

County of _____

Before me, _____ of 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 President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

WITNESS my hand and seal, at office in _____, this _____ day of _____, 19____.

NOTARY PUBLIC

My commission expires:

_____

WARRANTY DEED

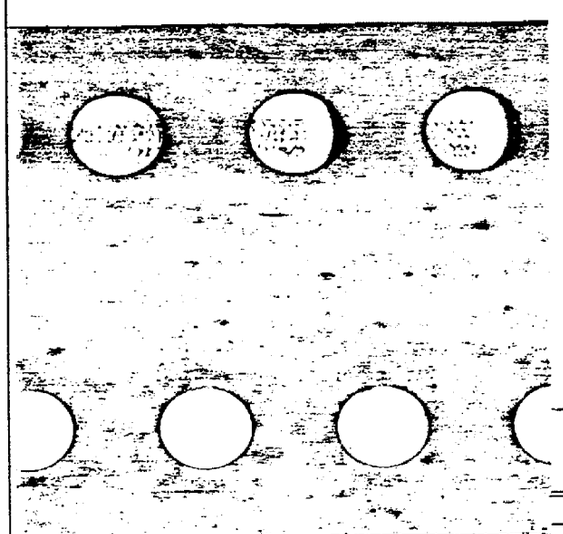
FROM

Thomas J. Jackson etux, Tracy J. Jackson

TO

Kirby Byrnes

PATRICIA SPICER CARDEN
Attorney At Law
5034 Thoroughbred Lane
Brentwood, Tennessee 37027



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

RECEIVED OF _____

FOR _____

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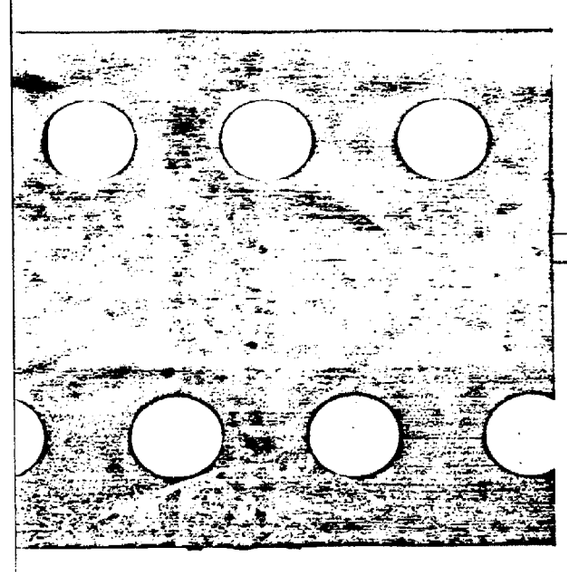
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 49500.00
CON TX 183.15
PRFEE 1.00
WDEED 8.00
TOTAL 192.15
CHECK 192.15

05/09/94 01 15:05 0001 4022

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



48184
IDENTIF. & REFERENCE

94 MAY -9 PM 3:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 789072