#12530 File Box 38 First Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY BOOK 9348 PAGE 876

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
RANDOLPH SCOTT JACKSON, JR.	LEADER FEDERAL BANK FOR SAVINGS	Map 104-5
(NAME)	(NAME)	
3622 Westbrook Avenue	P.O. Box 2926	Parcel 217
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205	Memphis, Tennessee 38101	FB 26W00090
(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, HERITAGE PROPERTIES, INC., a Tennessee Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RANDOLPH SCOTT JACKSON, JR. AND WIFE, ELIZABETH J. JACKSON

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 the easterly 50 feet of the westerly 55 feet of Lot No. 492 on the Plan of Richland Realty Co.'s Division "C", as of record in Plat Book 421 page 31, Register's Office for said County, described as follows:

Said part of Lot No. 492 fronts 50 feet on the northerly side of Westbrook Avenue and runs back 201 feet, more or less, on the westerly line and 203 feet, more or less, on the easterly line, to an alley, and measures 50 feet thereon.

Being the same property conveyed to Heritage Properties, Inc. by deed from Frances Brady Freed Crabtree and husband, Hollis H. Crabtree of record in Book 7532, page 716, said Register's Office.

This conveyance is made subject to: (1) 1994 Taxes, which have been prorated and assumed by the Grantee; (2) All matters appearing on the Plan of record in Plat Book 421, page 31, said Register's Office.

51336
IDENTIF. & REFERENCE

94 MAY 18 AM 11:18
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

7460 05/18 0101 03CHECK 489.63

unimproved ( )
This is improved (XX) property, known as 3622 Westbrook Avenue, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation has caused its name to be signed hereto by its duly authorized officer) on this 11th day of May, 94

HERITAGE PROPERTIES, INC.
By: Connie Cigarra
CONNIE CIGARRAN, PRESIDENT

STATE OF TENNESSEE
COUNTY OF _____

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ Notary Public _____

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CONNIE CIGARRAN

with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the PRESIDENT of HERITAGE PROPERTIES, INC. the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this 11th day of May, 19 94

My commission expires 11/20/96 Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 129,900.00

Randolph Scott Jackson, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF May, 1994.

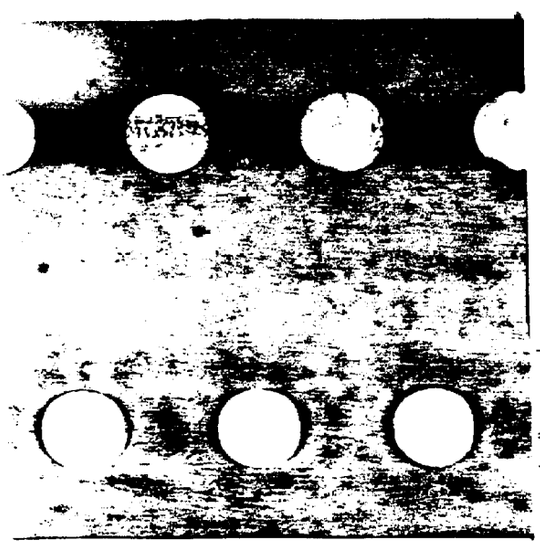
MY COMMISSION EXPIRES: 11/20/96 (AFFIX SEAL) _____ Notary Public

WARRANTY DEED

FROM HERITAGE PROPERTIES, INC.

TO RANDOLPH SCOTT JACKSON, JR. AND WIFE, ELIZABETH J. JACKSON

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

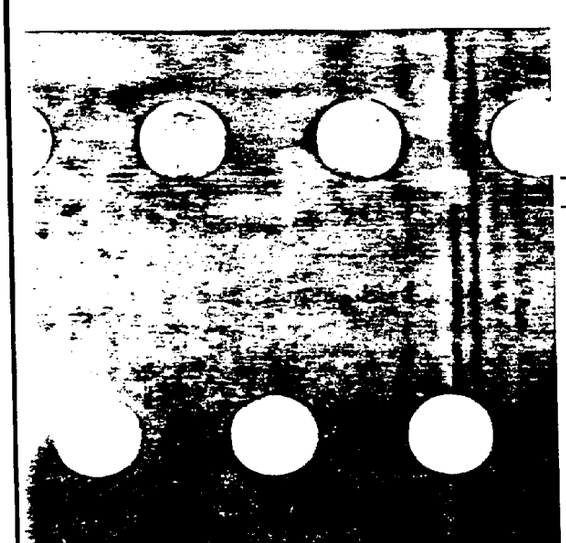
RECEIVED OF _____

FOR _____

BOOK 9348 PAGE 878

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 129900.00
CON TX 480.63
PRFEE 1.00
WDEED 8.00
TOTAL ~~489.63~~
CHECK ~~489.63~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/18/94 01 11:17 0001 7460

51336
IDENTIF. ↑ REFERENCE

94 MAY 18 AM 11:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 792474