THIS INSTRUMENT PREPARED BY: RONALD B. BUCHANAN, Attorney at Law
177 East Main Street, Hendersonville TN 37075
(FROM INFORMATION PROVIDED BY THE PARTIES)

BOOK 9366 PAGE 707

WARRANTY DEED

New Owner:	Send Tax Bills To:	Map & Parcel:
MICHAEL LEE JACKSON and wife, SHERRI ANN JACKSON	NationsBanc Mortgage Corp. P.O. Box 353 Louisville KY 40201	Map 14 Parcel 65

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, including the agreement to assume and pay the deed of trust note dated March 15, 1988, by Richard T. Neely and wife, Dana M. Neely, payable to Sovran Mortgage Corporation in the original principal amount of $59,550.00, as amended, and secured by a deed of trust of record in Book 7495, Page 6, in the Register's Office for Davidson County, Tennessee, I, JACKIE TICKLE, as Administratrix of the Estate of James Wayne Stinson, Deceased, hereinafter referred to as Grantor, has this day bargained and sold, and does hereby transfer and convey unto the said MICHAEL LEE JACKSON and wife, SHERRI ANN JACKSON, hereinafter referred to as Grantees, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 27 on the Division of Bidwell Property in the 14th Civil District of said County, described according to a map made by Hickerson Engineers, dated May 30, 1965, as follows:

Said lot fronts 149 feet on the east side of Douglas Road and extends back 710 feet on the north line and 572 feet on the south line to a dead line in the rear and measures 200 feet.

BEING the same property conveyed to James W. Stinson and wife, Mary Ann Stinson, by deed from Richard R. Neely and wife, Dana M. Neely, of record in Book 8221, Page 250, Register's Office for Davidson County, Tennessee. Upon the death of Mary Ann Stinson, James W. Stinson became the sole owner of the subject property by rights of survivorship. The said James W. Stinson is now deceased, and pursuant to order of the Probate Court for Davidson County, Tennessee, in Case No. 94P-530, Jackie Tickle was appointed Administratrix of his estate.

THIS CONVEYANCE IS SUBJECT TO:

(1) Assumption by the Grantees of a deed of trust of record in Book 7495, Page 6, Register's Office for Davidson County, Tennessee.

(2) Restrictive covenants of record in Book 4360, Page 68, said Register's Office.

(3) Easements of record in Book 2274, Page 58; Book 2745, Page 286; and Book 3610, Page 12, said Register's Office.

(4) 1994 taxes, which are not yet due and payable.

This is improved property known as 7158 Douglas Road, Joelton, Tennessee 37080.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said MICHAEL LEE JACKSON and wife, SHERRI ANN JACKSON, their successors, heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as of record. I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to the said MICHAEL LEE JACKSON and wife, SHERRI ANN JACKSON, their successors, heirs and assigns, against the lawful claims of all persons.

WITNESS MY HAND this 27 day of May, 1994.

Jackie Tickle

JACKIE TICKLE, Administratrix of the
Estate of James Wayne Stinson, Deceased

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration for this transfer or the valuation of the property transferred, whichever is greater, is $ 70,044.35 .

Sworn to and subscribed before me on this the 27 day of May, 1994.

Ronald B. Buchanan

NOTARY PUBLIC

My Comm. Expires: 10/24/94

94 JUN -3 AM 9:11
DAVIDSON COUNTY, TN.

57003

IDENTIF. & REFERENCE

STATE OF TENNESSEE
COUNTY OF Sumner

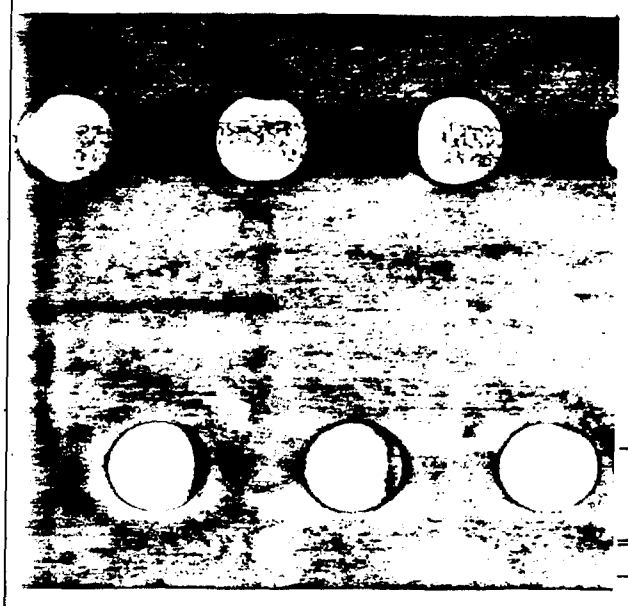
Before me, the undersigned, a Notary Public in and for said county and state 03CHECK 268.17 personally appeared, JACKIE TICKLE, as Administratrix of the Estate of James Wayne Stinson, Deceased, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

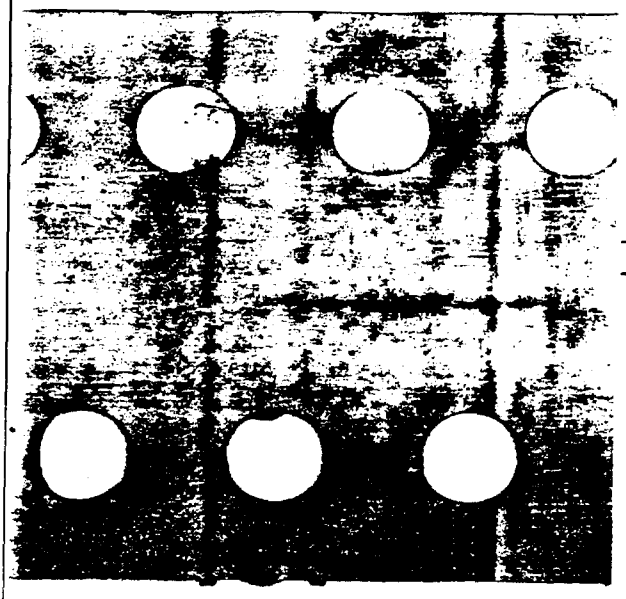
Witness my Hand and Notarial Seal at office in Hendersonville, Tennessee, on this the 27 day of May, 1994.

Ronald B. Buchanan

NOTARY PUBLIC

My Comm. Expires: 10/24/94





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9366 PAGE 709

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	70044.35
CON TX	259.17
PRFEE	1.00
WDEED	8.00
TOTAL	268.17
CHECK	268.17

06/03/94 01 09:12 0001 1517

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57003
IDENTIF. & REFERENCE

94 JUN -3 AM 9:11

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 798491