THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***83,000.00.

Affiant

Subscribed and sworn to before me this 15th day of June, 1994.

Notary Public

My Commission Expires: 11-22-97

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
BRUCE K. JACKSON 2402 Oakland Avenue Nashville, Tennessee 37212	SAME	MAP 104-16 PARCEL 287

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHTY THREE THOUSAND AND 00/100 ($***83,000.00) DOLLARS,

(a) of which TWENTY THOUSAND AND 00/100 ($***20,000.00) DOLLARS have been paid in cash by the hereinafter named Grantee, the receipt of which the Grantors hereby acknowledge, and

(b) for the balance of SIXTY THREE THOUSAND AND 00/100 ($***63,000.00) DOLLARS, the Grantee herein has this day executed a Deed of Trust Note payable to Grantors with an interest rate of Eleven percent (***11.00%) per annum amortized over 15 years payable in monthly installments of $***716.06 with the balance of any unpaid principal and accrued interest due and payable on July 1, 1995.

We, PETER R. MARTIN and HEATHER MARTIN-DANIELS, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto BRUCE K. JACKSON, unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the southerly 46.0 feet of Lot No. 170 on the Belmont Land Company's Plan of Lots called "Belmont Heights" of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

SAID southerly part of said Lot No. 170 fronts 46.0 feet on the easterly side of Oakland Avenue and runs back between parallel lines with the northerly line of Lot No. 171 on said plan to an alley.

BEING the same property conveyed to Peter R. Martin and Heather Martin-Daniels by Will of Helen Martin, deceased, a certified copy of which is of record in Book 8927, page 296, Register's Office for Davidson County, Tennessee.

This is improved property known as 2402 Oakland Avenue, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters shown on the Plan of Belmont Land Company's Plan of Lots called Belmont Heights, of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 15th day of June, 1994.

Peter R. Martin by Heather Martin Daniels atty. in fact — Heather Martin-Daniels

PETER R. MARTIN — HEATHER MARTIN-DANIELS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named HEATHER MARTIN-DANIELS, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of June, 1994.

Mitchell A. Watts
Notary Public

My Commission Expires:

11-22-97

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

94 JUN 17 AM 9:08
FELIX E. ... REGISTER
DAVIDSON COUNTY, TN.

61900
IDENTIF. + REFERENCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HEATHER MARTIN-DANIELS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of PETER R. MARTIN, and acknowledged that she executed the same as the free act and deed of the said PETER R. MARTIN.

WITNESS my hand and seal this 15th day of June, 1994.

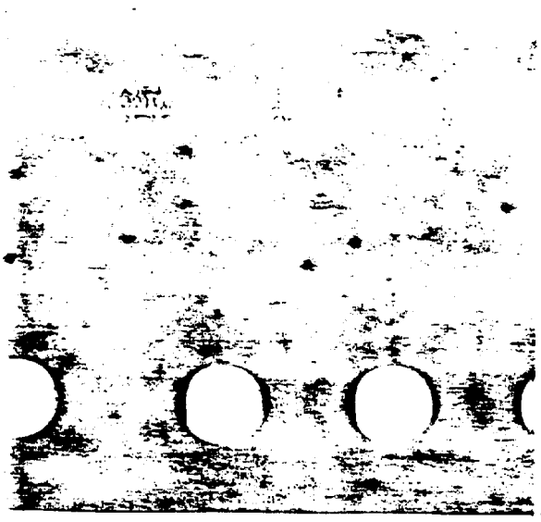
Mitchell A. Watts
Notary Public

My Commission Expires:

11-22-97

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

... 03CHECK 316.10



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

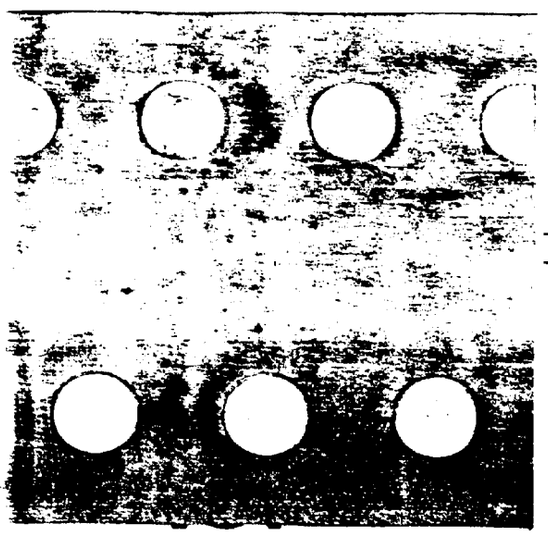
RECEIVED OF _____

FOR _____

BOOK 9380 PAGE 879

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 83000.00
CON TX 307.10
PRFEE 1.00
WDEED 8.00
TOTAL 316.10
CHECK 316.10

06/17/94 01 09:08 0001 7013

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

61900
IDENTIF. ↑ REFERENCE

94 JUN 17 AM 9:08
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 803749