Box 58

WARRANTY DEED

BOOK 9389 PAGE 816

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 420,000.00
Victoria B. Jackson
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
24th DAY OF June 19 94
Notary Public
MY COMMISSION EXPIRES: 5/23/96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

COMBOS & HIX, P. C., 315 Deaderick Street, Su. 1100, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Victoria B. Jackson (NAME)	NEW OWNER (NAME)	MAP 117-13-B
905 Bowring Park (ADDRESS)	(ADDRESS)	PARCEL 7
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, M & T Partnership, a Tennessee partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Victoria B. Jackson, a single person

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:

Being Lot No. 905, on the Plan of Abbottsford of record in Plat Book 6250, pages 419-421, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to M & T Partnership by deed from John Alden Rodgers and wife, Elizabeth M. Rodgers of record in Book 9100, page 814, Register's Office for Davidson County, Tennessee.

The above legal description is the same as used on the prior Deed

This conveyance is subject to 1994 taxes, prorated and assumed by the Grantee the day of closing; all matters as set out on the plat of record in Book 6250, page 418 and Book 6250, page 419-421; Restrictive covenants of record in Book 6537, page 303, amended in Book 6576, page 509, Book 6578, page 302, Book 6591, pages 347 and 352, Book 6691, page 966, Book 6607, pages 519, 524 and 529, Book 6592, page 400, Book 6619 pages 931, 936, 941 and 946, Book 6628, page 721, Book 6638, pages 351, 356, 361, 366, 371, and 376, Book 6653, pages 113, 118, 124, 129 and 134, Book 6680, page 496, Book 6711, page 360, Book 6728, pages 332 and 337, Book 6735, pages 853, 858, 863 and 868 and as amended and restated in Book 8106, page 1, said Register's Office, By-laws were amended in Book 8627, page 254, said Register's Office; Storm Water Detention Agreement easement contained in instrument of record in Book 6555, page 328; Water line easement of record in Book 1286, page 690, and Book 1037, page 572; Declaration of Reciprocal Easements and restrictive covenants of record in Book 6478, page 177, and amended in Book 6530, page 242, said Register's Office. Rights of others in and to the common areas.

unimproved ( )
This is improved (X) property, known as 905 Bowring Park, Nashville, TN 37215
(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 our hand & this 24th day of June 19 94

M & T Partnership, a Tennessee partnership
By: Charles F. Miller, Jr.
Charles Miller, Partner
Attest: Elizabeth Trinkler
Elizabeth Trinkler, Partner

BOOK 9389 PAGE 817

STATE OF TENNESSEE
COUNTY OF

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

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Charles Miller and Elizabeth Trinkler with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the Partner and Partner respectively of the M & T Partnership the within named bargainor, and corporation, and that they as such Partner and Partner being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Charles Miller as such Partner, and attesting the same by the said Elizabeth Trinkler as such Partner.

Witness my hand and official seal at office at Nashville, TN on this the 24th day of June 19 94.

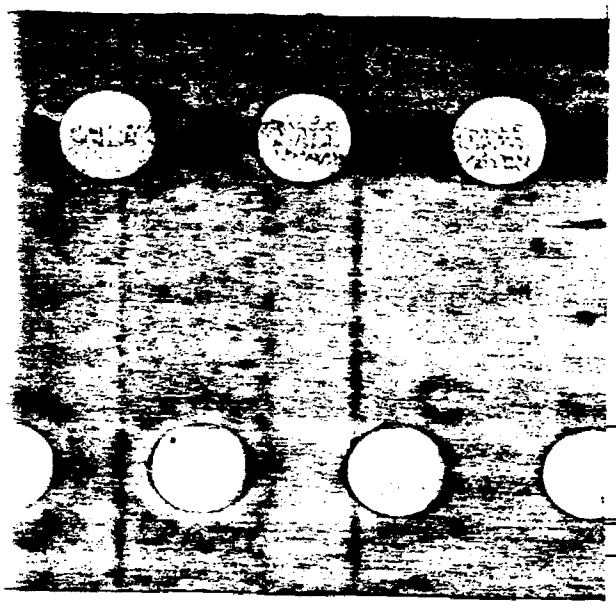
My commission expires 3/23/96

Ann B Waddell
Notary Public

IDENTIF. & REFERENCE

94 JUN 27 PM 3:35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0734 06/27 0101 03CHECK 1563.00



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

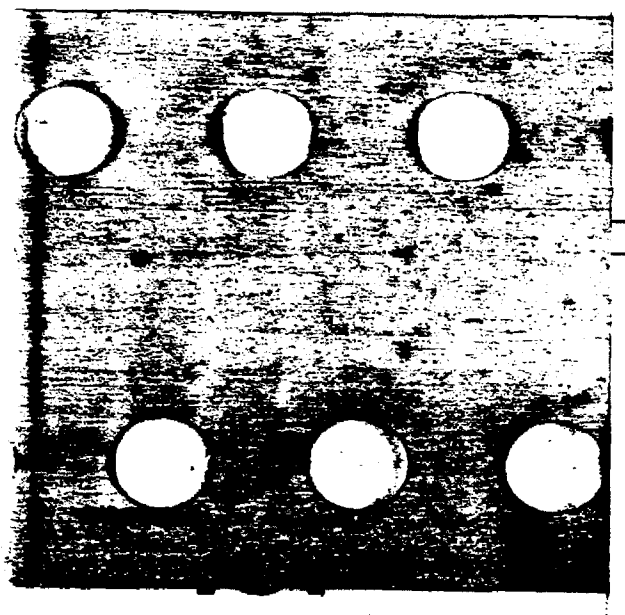
RECEIVED OF _____

FOR _____

BOOK 9389 PAGE 818

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	
				420000.00
			CON TX	1554.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	1563.00
			CHECK	1563.00
06/27/94	01		15:36 0001	0734



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

65292
IDENTIF. & REFERENCE

94 JUN 27 PM 3:

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 807416