THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BOOK 9536 PG 90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 190,000.00

Affiant

Subscribed and sworn to before me, this 30th day of November 1994

Notary Public

My Commission Expires: 11.22.97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
GARY D. ERVIN 2402 Oakland Avenue Nashville, Tennessee 37212	THE BANK OF NASHVILLE 401 Church Street Nashville, Tennessee 37219-8986	MAP 104-16 PARCEL 287

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED NINETY THOUSAND AND NO/100------ ---------- ($ 190,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee s , the receipt of which is hereby acknowledged, I , BRUCE K. JACKSON, MARRIED hereinafter called the Grantor , have bargained and sold, and by these presents do transfer and convey unto GARY D. ERVIN AND WIFE, JENNIFER G. ERVIN hereinafter called the Grantee s , their 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 Bruce K. Jackson, unmarried, by deed from Peter R. Martin and Heather Martin-Daniels of record in Book 9380, page 877, Register's Office for Davidson County, Tennessee.

CAROLYN S. ICE, spouse of Bruce K. Jackson, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

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 s , their heirs and assigns, forever.

GRANTOR COVENANT s with the said GRANTEEs that he is lawfully seized and possessed of said land in fee simple, ha s 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(s).

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

GRANTOR___ FURTHER COVENANTs__ and bind s himself, his heirs and representatives to warrant and forever defend the title to the said GRANTEE s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 30th day of November, 19 94.

BRUCE K. JACKSON

CAROLYN S. ICE

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 BRUCE K. JACKSON and CAROLYN S. ICE, the bargainor s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of November, 19 94.

My Commission Expires: November 22, 1997

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath ___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____ day of _____, 19 ____.

My Commission Expires: _____

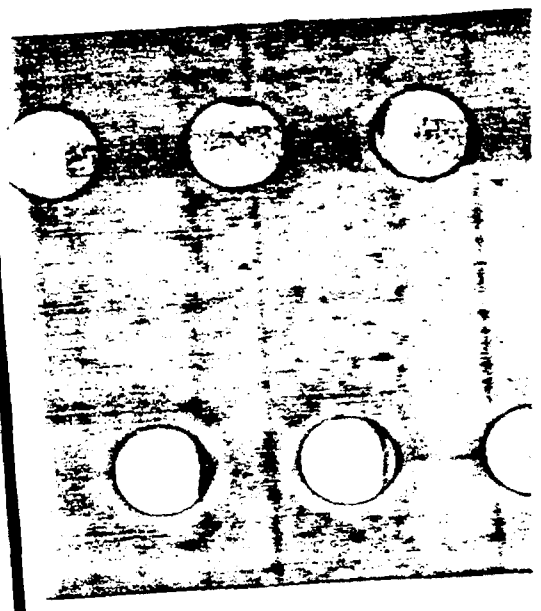
Notary Public

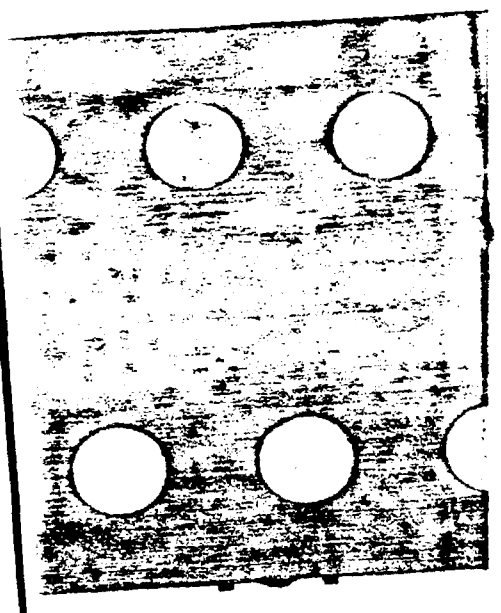
13974

IDENTIFICATION REFERENCE

93 DEC -2 AM 10:22

9466 12/02 0101 03CHECK 712.00





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

RECEIVED OF _____

FOR _____

BOOK 9536 PG 92

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
190000.00
CON TX 703.00
PRFEE 1.00
WDEED 8.00
TOTAL 712.00
CHECK 712.00
12/02/94 01 10:22 0001 9466

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

13974
IDENTIF. / REFERENCE

DEC -2 AM 10: 22
REGISTER
DAVIDSON COUNTY, TN.

No. 859480