BOOK 9607 PG 359

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE }
COUNTY OF Davidson }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39,000.00

Ruth K. Callaco
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd DAY OF February, 19 95.

Jimmy A. Duncan
NOTARY PUBLIC

My Commission expires: 11-5-95

mail

THIS INSTRUMENT PREPARED BY
Jimmy A. Duncan, Atty., 4904 Charlotte Ave., Nashville, Tennessee 37209
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Bruce Jackson (NAME)	SAME (NAME)	91-16-113
2100 18th Avenue South (ADDRESS)	(ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

Ruth Kemp Quarles Callaco

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Bruce Jackson

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the Southerly 48 ft. of Lot No. 412 and the Southerly 48 ft. of the Westerly 15 ft. of Lot No. 410, of Block 20, in Charlotte Park Co.'s 1st Addtn. to Nashville, a plan of which is of record in Book 57, page 103, R.O.D.C., Tennessee.

Said Southerly 48 ft. of said lot and part of a lot is more fully described as follows:

Beginning at the southwesterly corner of said Lot No. 412, the point of intersection or the Easterly margin 46th St., now 46th Ave., with the Northerly margin of an alley; thence northwardly with the Westerly line of said Lot No. 412, being the Easterly margin of said 46th St., or Ave., 48 ft. to a point; thence parallel with the Northerly margin of said alley 75 ft. to a point in the Easterly line of said Westerly 15 ft. of Lot No. 410, 48 ft, to the Northerly margin of said alley 75 ft. to the point of beginning.

Being the same property conveyed to Thadius Preston Quarles and wife, Ruth Kemp Quarles, by Deed from R. E. Worrall, Clerk of the County Court at Nashville, of record in Book 4296, page 236, Register's Office for Davidson County, Tennessee, the said Thadius Preston Quarles having since died. Ruth Kemp Quarles and Ruth Kemp Quarles Callaco being one and the same person. Francisco Callaco joins in this conveyance for the espress purpose of conveying any right title and interest he may have in said property by virtue of his marriage to Ruth Kemp Quales Callaco.

This is unimproved ( ) improved (X) property, known as 300 46th Avenue, North, Nashville, Tennessee 37209
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 22nd day of FEB., 19 95.

Ruth Quarles Callaco
RUTH COLLACO

F Callaco
FRANCISCO A COLLACO

INDIVIDUAL ACKNOWLEDGMENTS:

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STATE OF ~~TENNESSEE~~ California }
County of Alameda }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Ruth Kemp Quarles Callaco and Francisco Callaco, the bargainor(s), with whom I am ~~personally acquainted~~ (or proved to me in 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 at office this 22nd day of FEB., 19 95.

My Commission expires:
July 27th 1998

Notary Public

PRASHANTKUMAR A. RAVANI
Comm. #1033312
NOTARY PUBLIC - CALIFORNIA
ALAMEDA COUNTY
Comm. Expires July 27 1998

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

6123 03/01 0101 03CHECK 153.30

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

95 MAR -1 AM 11:59

PEGGY QUICK
REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

38174

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

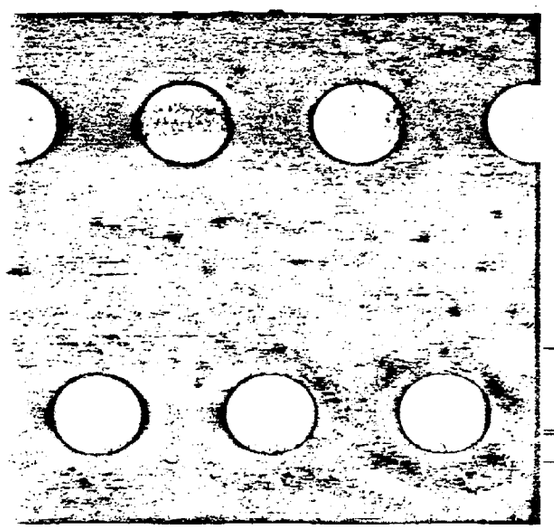
Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

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

My Commission expires:

_____

Notary Public



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

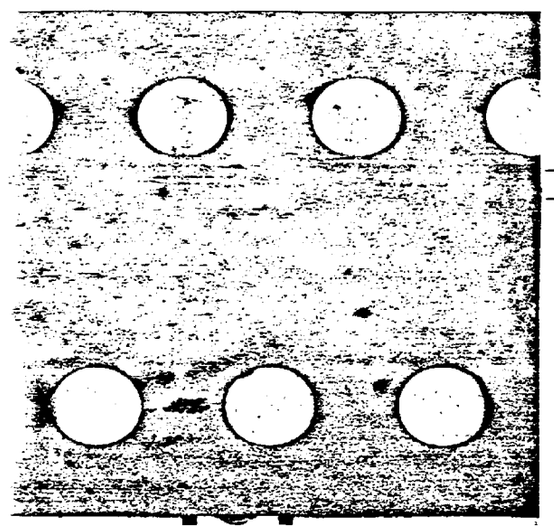
RECEIVED OF _____

FOR _____

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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	39000.00
CON TX	144.30
PRFEE	1.00
WDEED	8.00
TOTAL	153.30
CHECK	153.30

03/01/95 01 12:00 1001 6123

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38174
IDENTIF. & REFERENCE

95 MAR -1 AM 11:59

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 885781