Box [illegible]

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 88,000.00

J. Bruce Bandy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF April 19 95

Notary Public I. DYKE TATUM

MY COMMISSION EXPIRES: July 26, 1997
(AFFIX SEAL)

BOOK 9659 PG 587

THIS INSTRUMENT WAS PREPARED BY

TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
J. DAVID DAWDY (NAME)	SUNBELT NATIONAL MORTGAGE (NAME)	91-15-166
325 51ST AVENUE NORTH (ADDRESS)	2974 LBJ FREEWAY, SUITE 200 (ADDRESS)	12W07344
NASHVILLE, TN 37209 (CITY) (STATE) (ZIP)	DALLAS, TX 75234 (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, BRUCE KYLE JACKSON AND WIFE, CAROLYN SUE ICE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. DAVID DAWDY AND WIFE, VALERIE L. DAWDY

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:

LAND in Davidson County, Tennessee, being Part of Block No. 8 on the Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, of record in Plat Book 421, page 18, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Bruce Kyle Jackson, by deed from Estate of Fannie Lou McMeen, of record in Book 9492, page 247, Register's Office for Davidson County, Tennessee.

Carolyn Sue Ice, wife of Bruce Kyle Jackson, joins in to convey any interest she may have by reason of her marital interest in subject property.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

SOURCE OF DESCRIPTION: Survey dated APRIL 21, 1995, made by:
JOHN B. KOHL, III, License No. 100
400 Seventh Avenue, South
Nashville, TN 37203

95 MAY -1 PM 2:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

56464

unimproved ( )
This is improved (X) property, known as 325 51ST AVENUE NORTH, NASHVILLE, TN 37209
(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 s this 28th day of April 19 95

Bruce Kyle Jackson
BRUCE KYLE JACKSON

Carolyn Sue Ice
CAROLYN SUE 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 KYLE JACKSON AND WIFE, CAROLYN SUE 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 at NASHVILLE, Tennessee, this 28th day of April 1995.

Commission expires July 26, 1997

Notary Public L. DIKE TATUM

STATE OF TENNESSEE
COUNTY OF

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(s) 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 _____.

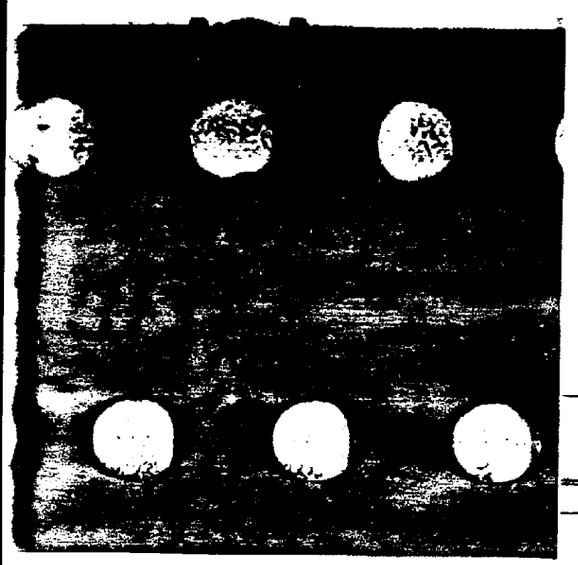
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

5268 05/01 0101 03CHECK

334.60



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

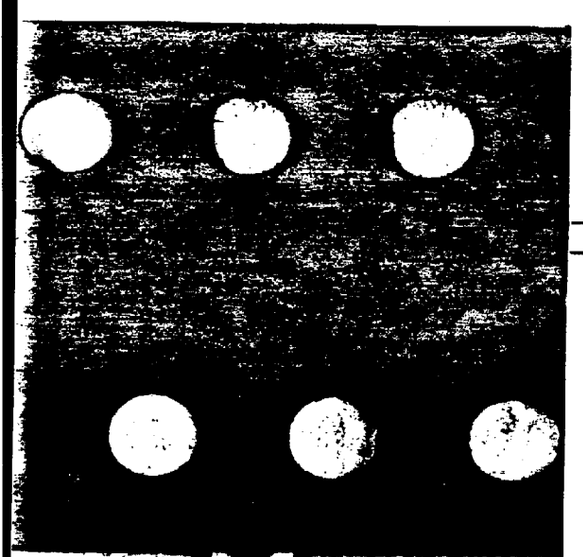
BOOK 9659 PG 589

RECEIVED OF _____

FOR _____

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 88000.00
CON TX 325.60
PRFEE 1.00
MTGFEE 8.00
TOTAL 334.60
CHECK 334.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

56464
IDENTIF. ↑ REFERENCE

95 MAY -1 PM 2:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

05/01/95 01 14:22 0001 6268

No. 905694