STATE OF TENNESSEE
COUNTY OF DAVIDSON FEE BOX 45
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 58,000.00

Karl V. Brandenburg
Affiant

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

PATRICIA NICHOLAS NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE

Notary Public

MY COMMISSION EXPIRES: May 24, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karl V. Brandenburg	First Trust Mortgage Company	MAP 75-07
(NAME)	(NAME)	
305 Andrew Jackson Place	P.O. Box 17257	PARCEL 220
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Memphis, TN 38187-0257	04D05631
(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, Naomi M. Jackson, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Karl V. Brandenburg and Madonna E. Wilkinson, both unmarried, tenants in common with right of survivorship,

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. 45A on the Plan of Zone Lot Division of Lots 23,24,25,27,29 30,31,32,33,34,35,37,38,39,40,41,42,43,45,46 and 48, Rachel's Square, Sec. Two, of record in Book 5200, pages 623-625, as amended in Book 6250, pages 538-543, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Naomi M. Jackson by deed from Samuel J. Pierce, Jr., Secretary of Housing and Urban Development, of record in Book 7740, Page 689, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6519, Page 512; Book 6455, page 135; Book 6619, page 777; Book 8030, page 757; Plat Book 6250, page 54; and Book 6231, page 64, Register's Office for said County.

Power of Attorney of record in Book 9661, page 533, said Register's Office.

56994
IDENTIF. & REFERENCE

95 MAY -2 PM 1:58
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 305 Andrew Jackson Place, Hermitage, TN 37076
(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 my hand this 28th day of April, 19 95

Naomi M. Jackson

Naomi M. Jackson
by Linda Jackson, Her Atty-in-Fact

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

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

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 Linda Jackson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument on behalf of Naomi M. Jackson as her Attorney in Fact as the free act and deed of the within named Naomi M. Jackson.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of April, 1995.

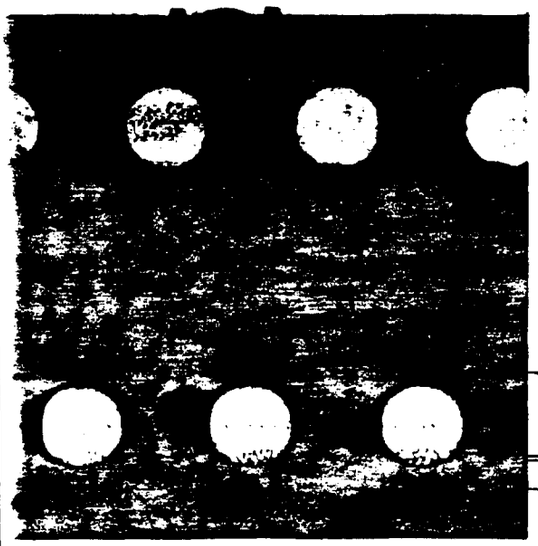
My Commission Expires: 5/24/97

Patricia Nicholls
Notary Public-Patricia Nicholls

PATRICIA NICHOLLS
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENNESSEE

68255 05/02 0101 03CHECK

223.60



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

RECEIVED OF _____

FOR _____

BOOK 9661 PG 536

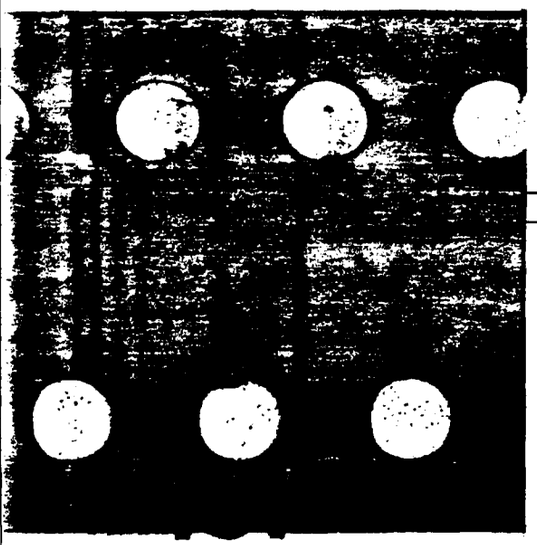
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 58000.00
CON TX 214.60
PRFEE 1.00
MDEED 8.00
TOTAL 223.60
CHECK 223.60

05/02/95 01 14:02 0001 6825

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



56994
IDENTIF. ↑ REFERENCE

95 MAY -2 PM 1:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 906248