BOOK 9719 PG 691

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June 19 95

Notary Public J. DYKE TATUM

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

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
ERIC FRANCIS HOWARD (NAME)	SOUTHEASTERN MORTGAGE OF (NAME)	91-16-113
300 46TH AVENUE NORTH (ADDRESS)	565 MARRIOTT DRIVE, SUITE 250 (ADDRESS)	25W-09050
NASHVILLE, TN 37209 (CITY) (STATE) (ZIP)	NASHVILLE, TN 37214-5014 (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 JACKSON AND WIFE, CAROLYN SUE ICE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ERIC FRANCIS HOWARD AND WIFE, CHARLOTTE KLEIN HOWARD

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 the southerly 48 feet of Lot No. 412, and the southerly 48 feet of the westerly 15 feet of Lot No. 410, Block 20, on the Plan of Charlotte Park Company's First Addition to Nashville, of record in Plat Book 57, page 103, Register's Office for Davidson County, Tennessee.

SAID part of Lot Nos. 412 and 410 adjoin and front 48 feet along the easterly margin of 46th Avenue, formerly Fifth Street, and extends back between parallel lines, 75 feet to a dead line.

BEING the same property conveyed to Bruce Jackson, by deed from Ruth Kemp Quarles Callace, of record in Book 9607, page 359, Register's Office for Davidson County, Tennessee.

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

SOURCE OF DESCRIPTION: Survey dated June 19, 1995, made by:
JOHN B. KOHL, III, License No. 100
400 Seventh Avenue, South
Nashville, TN 37203

CAROLYN SUE ICE, wife of BRUCE JACKSON, joins in to convey any interest she may have in subject property by reason of her marital status.

unimproved ( )
This is improved (X) property, known as 300 46TH 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 my hand this 30th day of June 19 95

BRUCE JACKSON

CAROLYN SUE ICE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9719 PG 695

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BRUCE JACKSON AND WIFE, CAROLYN SUE ICE

the bargainor _____, 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 30th day of June, 1995.

Commission expires July 26, 1997

Notary Public I. DYKE 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

IDENTIF. & REFERENCE

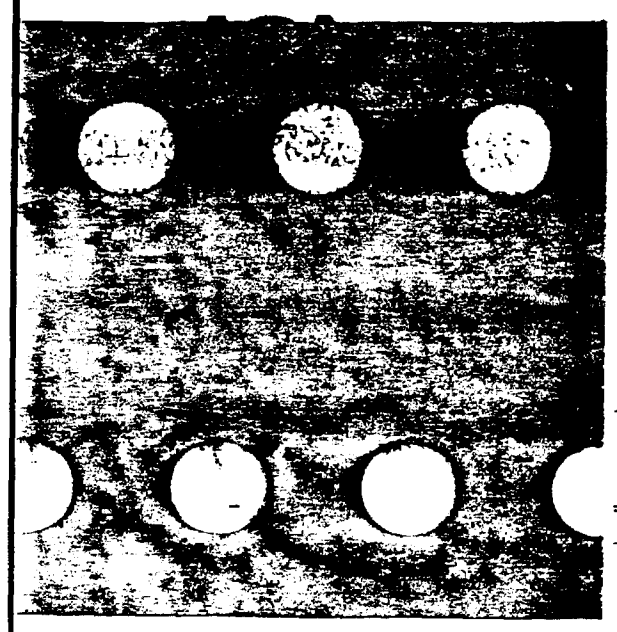
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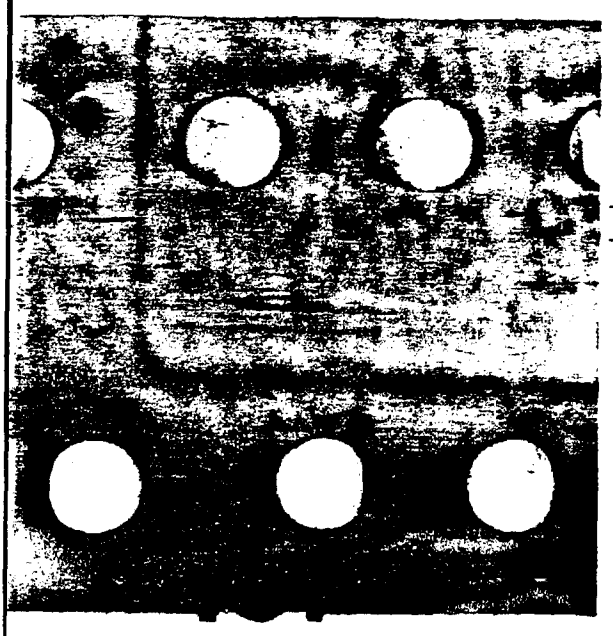
95 JUL -3 AM 11:18

REGISTER
DAVIDSON COUNTY, TN.

7349 07/03 0101 03CHECK

323.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9719 PG 696

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 85000.00
CON TX 314.50
PRFEE 1.00
WDEED 8.00
TOTAL 323.50
CHECK 323.50

07/03/95 01 11:21 0001 7348

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0075622
IDENTIF. ↑ REFERENCE

95 JUL -3 AM 11:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 926506