WARRANTY DEED

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN.

BOOK 9807 PG 801

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 118,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF: September 1995

Notary Public

MY COMMISSION EXPIRES: October 9, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney, 2711 Murfreesboro Rd. #200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rhonda S. Selleh	America's Wholesale Lender	174-00
(NAME) 725 Preston Road	(NAME) 155 N. Lake Avenue P.O. Box 7137	52
(ADDRESS) Antioch, TN 37013	(ADDRESS) Pasadena, CA 91109-7137	5D36650
(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, Estate of Anna E. Jackson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rhonda S. Selleh, unmarried

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 a parcel of land in the 5th Civil District of Davidson County, Tennessee, being part of the Moss Property, designated as Tract "C" on a survey of E. L. Miller, Jr. & Co. dated March 19, 1964 and revised April 19, 1965, and described as follows:

Beginning at a point in the center of Preston Road, being 584 feet (as measured along the center line of Preston Road) west from the intersection of said Preston Road and the center line of Cane Ridge Road; thence westerly along the center line of said Preston Road, 400 feet to a point; thence north 4 degrees 20' west 708 feet to a point; thence south 87 degrees 30' east 255 feet; thence south 17 degrees 35' east 595 feet to the point of beginning, containing 4.8 acres, more or less.

Being the same property conveyed to Anne E. Jackson and Jerry Jackson by deed of record in Book 4786, Page 570, Register's Office for Davidson County, Tennessee. Robert D. Jackson Predeceased, Anne E. Jackson. Co-executors of the estate of Anne E. Jackson are authorized to transfer the Real Estate by the last will and testament of Anne E. Jackson Probate in Davidson County Tennessee 95P-1236.

This conveyance is subject to any and all existing restrictions and easements of record.

9812 09/27 0101 03CHECK 447.45

unimpmved ( )
This is improved (XX) property, known as 725 Preston Road, Antioch, TN 37013
(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 hands this 25th day of September 1995

Estate of Anna E. Jackson
By: Jerry Jackson, Co-Executor
Jerry Jackson, Co-Executor

Attest: Debra Jackson
Debra Jackson, Co-Executor

DCTN01WC

BOOK 9807 PG 802

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 Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Jerry Jackson and Debra Jackson with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the Co-Executor and Co-Executor respectively of the Estate of Anna E. Jackson the within named bargainor, ~~and a corporation~~ and that they as such Co-Executor and Co-Executor being authorized so to do, execute the foregoing instrument for the purposes therein contained ~~by signing the name of the corporation, by the said~~ ~~Jerry~~ Jackson ~~as such Co-Executor, and attesting the same by the said~~ ~~Debra Jackson~~ ~~as such Co-Executor~~.

Witness my hand and official seal at office at Nashville Tenn. on this the 25th day of September 19 95.

My commission expires October 9, 1995

Notary Public

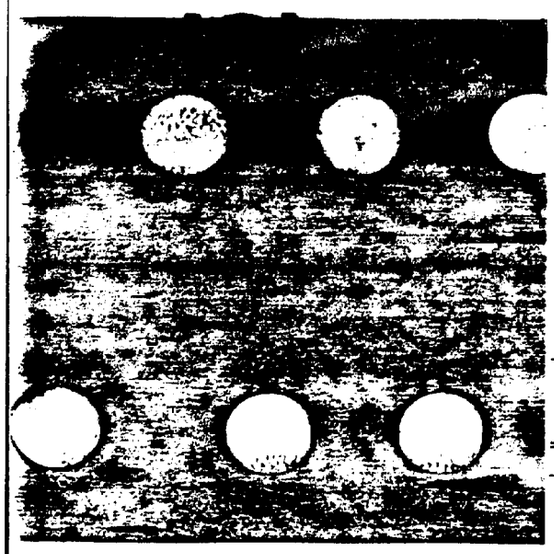
0105655

IDENTIF. ↑ REFERENCE

95 SEP 27 AM 10: 16

FELIX Z. WILSCHUTZEN
DAVIDSON COUNTY, TN.

DCTN01WC



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

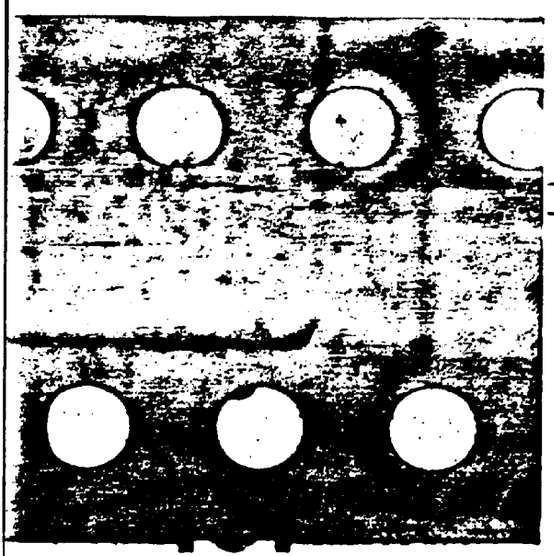
RECEIVED OF _____

FOR _____

BOOK 9807 PG 803

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 118500.00
CON TX 438.45
PRFEE 1.00
WDEED 8.00
TOTAL 447.45
CHECK 447.45

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/27/95 01 10:16 0001 9812

0105655
IDENTIF. ↑ REFERENCE

95 SEP 27 AM 10: 16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 958620