FORM NO. WS-1

FILE BOX 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 282,000.00

Michelle Lotz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd DAY OF APRIL, 19 96

Tracey Stephens
Notary Public

MY COMMISSION EXPIRES: 5/23/98
(AFFIX SEAL)

Book 10008 Page 890

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RAYMOND C. NELSON et ux (NAME)	SOUTHEASTERN MORTGAGE OF TENNESSEE (NAME)	160-11-B-2
5425 Stone Box Lane (STREET ADDRESS OR ROUTE NUMBER)	565 Marriott Drive, Suite 250 (STREET ADDRESS)	6DU 82067
Brentwood, TN 37027 (CITY) (STATE) (P.O ZIP)	Nashville, Tennessee 37214-5014 (CITY) (STATE) (ZIP)	

FOR AND IN 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, JAMES L. JACOBS, SR., and wife, GLENA D. JACOBS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RAYMOND C. NELSON and wife, CHRISTIE H. NELSON

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 Lot No. 2 on the Plan of Stone Box Creek, of record in Book 6900, page 103, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to James L. Jacobs, Sr., and wife, Glena D. Jacobs by deed from Baccarat Partners, a Tennessee general partnership between Ernest E. Fitzgerald and Charles Stidhan of record in Book 7048, page 943, Register's Office for Davidson County, Tennessee.

0169072
IDENTIF. ↑ REFERENCE

96 APR -9 AM 9:10
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

7997 04/09 0101 03CHECK 1052.40

unimproved ( )
This is improved (X) property, known as 5425 Stone Box Lane, Brentwood, Tennessee 37027
(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 3rd day of April, 19 96

JAMES L. JACOBS, SR.

GLENA D. JACOBS

STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JAMES L. JACOBS, SR., and wife, GLENA D. JACOBS

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 _____, Tennessee, this 3rd day of April, 1996

Commission Expires 5/23/98 _____ Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

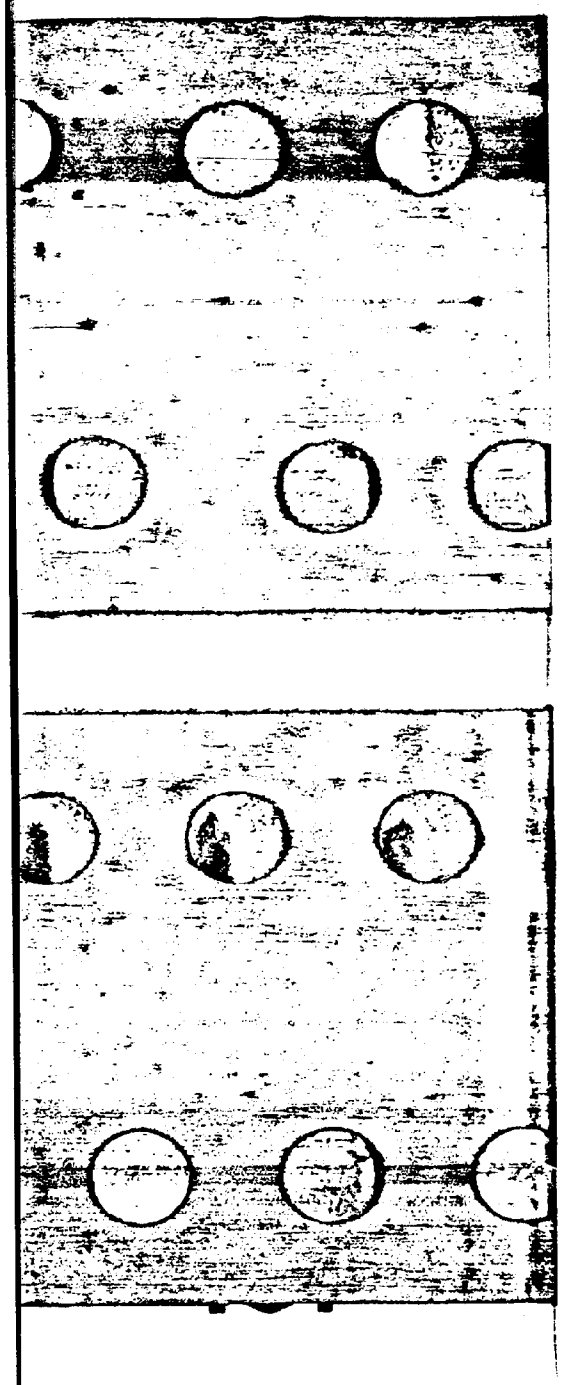
_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO



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

RECEIVED OF _____

FOR _____

BOOK 10008 PG 892

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
282000.00
CON TX 1043.40
PRFEE 1.00
WDEED 8.00
TOTAL 1052.40
CHECK 1052.40
04/09/96 01 09:11 0001 7997

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0169072
IDENTIF. ✦ REFERENCE

96 APR -9 AM 9:10

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1025983