WARRANTY DEED

STATE OF TENNESSEE BOOK 10030 PG 567
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

Robert L. Jackson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF April 19 96

Kathleen M. Waldl
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY

Taylor, Philbin, Pigue, Marchetti, & Bennett, One Eleven Union Street, Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Robert L. Jackson (NAME)	NationsBanc Mortgage Corporation (NAME)	107-14-A-3
1330 Massman Drive (ADDRESS)	101 E. Main Street, Suite 400 (ADDRESS)	
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Louisville, KY 40202 (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, Michael J. Philbin and Arthur P. Gardner and William Ritchie Pigue A Partnership known as P.P. & G Properties and d/b/a under the name of Justin Town Properties

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert L. Jackson , a married man as his sole and separate property

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 part of the Plan of Copperfield Terrace Condominiums, as of record in Book 6250, Page 50, Register's Office for Davidson County, Tennessee, the part hereby described as being Unit No. 3 on the Plan as shown in and described by the Master Deed establishing a Horizontal Property Regime with respect to Copperfield Terrace Condominiums, of record in Book 6326, Page 790, said Register's Office.

Being part of the same property conveyed to Michael J. Philbin, William Ritchie Pigue and Arthur P. Gardner, A Partnership known as P.P. & G Properties and d/b/a under the name of Justin Town Properties by deed from Carson C. Driver, Jr., and wife, Doris B. Driver of record in Book 6442, Page 22, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the above named Grantee assume and agree to pay the remaining unpaid balance on a Promisory Note secured by a deed of trust of record in Book 6442, Page 25, said Register's Office, payable according to the terms and conditions therein.

This conveyance is unimproved ( )
This is improved (X) property, known as 1330 Massman Drive, Nashville, TN 37217 (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

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 26th day of April 19 96

P.P. & G Properties and d/b/a under the name of Justin Town Properties

Michael J. Philbin, Partner

William Ritchie Pigue, Partner

Arthur P. Gardner, Partner

567

BOOK 10030 PG 568

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 Michael J. Philbin and Arthur P. Gardner and William Ritchie Pigue

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 26th day of April, 19 96.

Commission expires My Commission Expires May 23, 1997

Kathleen M. Walsh
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 _____

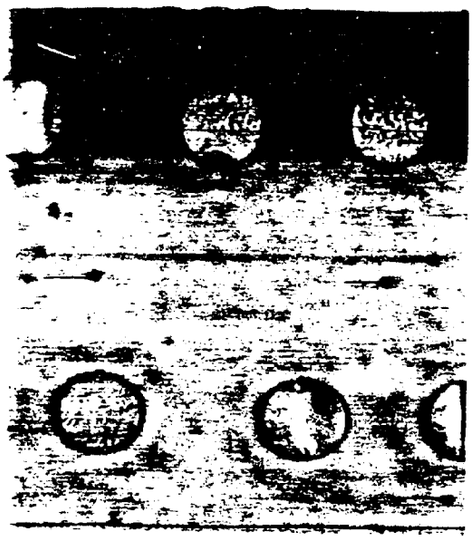
Notary Public

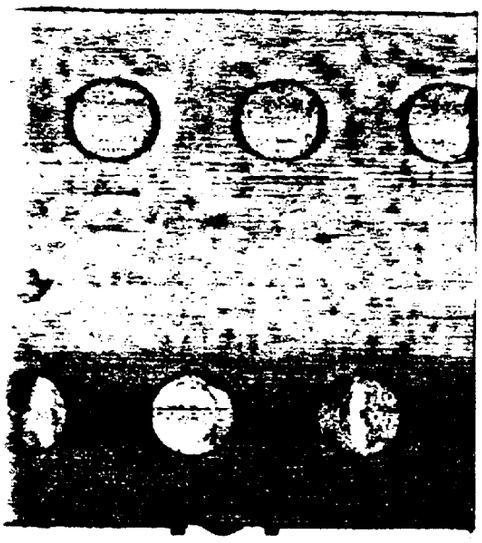
IDENTIF. + REFERENCE

96 APR 29 PM 3:56
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

5578 04/29 01:01 03CHECK 194.00

01761184





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10030 PG 569

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 50000.00
				CON TX 185.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 194.00
				CHECK 194.00
			04/29/96 01	15:58 0001 5578

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0176184
IDENTIF. ↑ REFERENCE

96 APR 29 PM 3:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1033625