ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
H. WAYNE JACKSON 908 Wilson Pike Brentwood, TN 37207	NEW OWNER	Map 030-090 Parcel 130.00 - 134.00

This instrument prepared by: Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Eleanor Stoller, married (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto H. Wayne Jackson (The "Grantee"), his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

Being a portion of the same property conveyed to Eleanor Stoller Warranty Deed from James R. McKinney and Melissie Earlene Conrad Bush, Trustee of record in Book 7346, page 867, Davidson County, Tennessee and being the same property conveyed to Eleanor Stoller by Correction Deed from G. Howard Doty and J. Sidney Doty, Sole heirs under the last will and testament of James F. Doty of record in Book 7356, page 392, said Register's Office for Davidson County, Tennessee.

The above described real estate is improved and is not nor ever was marital property nor is it subject to any homestead exemption of the spouse of the Grantor.

This legal description is the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1996 and subsequent years, easements and restrictive covenants of record.

This is unimproved property commonly known as Lot 7, 8, 9, 10, and 11 Shakespeare Drive, Nashville, Tennessee 37115.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $14,000.00.

Herman Rubin
Affiant

Subscribed and sworn to before me this 2nd day of May, 1996.

O E Sorrell
Notary Public

My Commission Expires 10-12-99

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 2nd day of May, 1996.

Eleanor Stoller by Tammy Poole her Attorney in Fact

Eleanor Stoller,
by Tammy Poole
her attorney in fact

Lee Stoller by Tammy Poole his attorney in fact

Lee Stoller,
by Tammy Poole
his attorney in fact

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 2nd day of May, 1996, before me personally appeared Tammy Poole, to me known to be the person who executed the foregoing instrument on behalf of Eleanor Stoller and who acknowledged that she executed the same as the free act and deed of the said Eleanor Stoller.

WITNESS my hand and official seal at Nashville, Tennessee, this 2nd day of May, 1996.

NOTARY PUBLIC

My Commission Expires: 10-12-99

8695 05/06 0101 03CHECK 64.30

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 2nd day of May, 1996, before me personally appeared Tammy Poole, to me known to be the person who executed the foregoing instrument on behalf of Lee Stoller and who acknowledged that she executed the same as the free act and deed of the said Lee Stoller.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of May, 1996.

NOTARY PUBLIC

My Commission Expires: 10-12-99

EXHIBIT A

TRACT #1

Being Lot No. 7 of Block "F" on the Plan of Edenwold City as of record in Book 421, page 123, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 25 feet on the south side of Shakespeare Avenue and extends back between parallel lines 110 feet to an alley. The property is further identified as Field Book 10D-40725, map 34-9, Parcel 130.

TRACT #2

Being Lot No. 8 of Block "F" plan of Edenwold City Subdivision of record in Book 421, page 123, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 25 feet on the south side of Shakespeare Avenue and extends back between parallel lines 110 feet to an alley; further identified as Field Book 10D 40730, Map 34-9, Parcel 131.

TRACT #3

Being Lot No. 9 of Blk "F" on the Plan of Edenwold City Subdivision of record in Book 421, Page 123, Register's Office for Davidson County, Tennessee.

TRACT #4

Being Lot No. 10 of Block F on the Plat of Edenwold City, the Industrial City Realty Corporation Subdivision, as of record in Book 321, page 123, Register's Office of Davidson County, Tennessee.

Said Lot No. 10 Block F. fronts 25 feet on the northerly side of Shakespeare Avenue and runs back between parallel lines 110 feet to an alley.

TRACT #5

Being Lot No. 11 Block "F", on the plan of Edenwold City, as of record in Book 421, page 123, Register's Office for Davidson County, Tennessee.

Said Lot No. 11 fronts 25 feet on the southerly side of Shakespeare Avenue and runs back between parallel lines 110 feet to an alley.

0179118
IDENTIF. ↑ REFERENCE
96 MAY -6 PM 2:14
LIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

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



RECEIVED OF _____

FOR _____

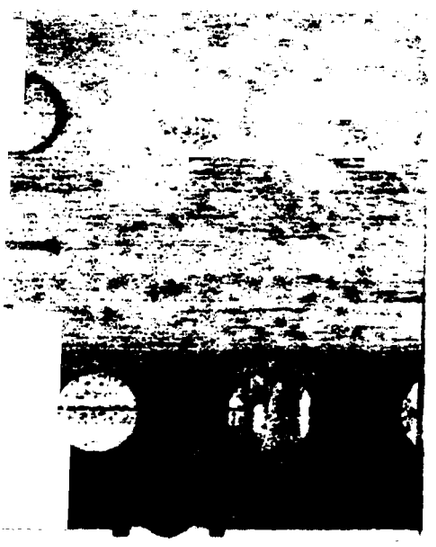
BOOK 10041 PG 648

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 14000.00
CON TX 51.80
PRFEE 1.00
WDEED 12.00
TOTAL 64.80
CHECK 64.80

05/06/96 01 14:19 0001 8695



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0179118
IDENTIF. ↑ REFERENCE

96 MAY -6 PM 2:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1036713