PLEASE RECORD & RETURN TO:
CHICAGO TITLE INSURANCE COMPANY
BOX 35 FILE #00279511

BOOK 10054 PG 620

WARRANTY DEED

File No: 00279511

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Phyllis R. Jackson	same	Map 160-11-A
[NAME]	[NAME]	
5540 Hearthstone Lane		Parcel 74 CO
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Brentwood, TN 37027		
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

Randolph C. St. John and wife, Becky A. St. John

have this day bargained and sold, and do hereby transfer and convey unto the said Phyllis R. Jackson, unmarried

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

STATE OF Tennessee } The actual consideration or value which ever is greater,
COUNTY OF Davidson } for this transfer is $ 225,000.00

Subscribed and sworn to before me, this the 17TH day of MAY, 19 96.

Affiant

My Commission Expires: 03/22/97 [Affix Seal]

Notary Public Michele M. Cooper

Cooper

unimproved ( )

This is improved (X) property known as 5540 Hearthstone Lane, Brentwood, TN 37027
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 17TH day of MAY, 19 96, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Randolph C. St. John

Becky A. St. John

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me Michele M. Cooper, a Notary Public in and for said County and State Randolph C. St. John and wife, Becky A. St. John

the within named 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 Davidson COUNTY, Tennessee this 17TH day of MAY, 19 96.

Michele M. Cooper, Notary Public
Michele M. Cooper

Commission expires 03/22/97

STATE OF
COUNTY OF

Before me, _____, a Notary Public of 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 _____self to be _____ of the _____, the within named bargainor, a corporation, and that _____ as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19 _____.

_____Notary Public

Commission expires _____

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
315 DEADERICK STREET, SUITE 105
NASHVILLE, TN 37238-0105

WARRANTY DEED

FROM

_____

TO

_____

_____

Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

845.50

EXHIBIT "A"

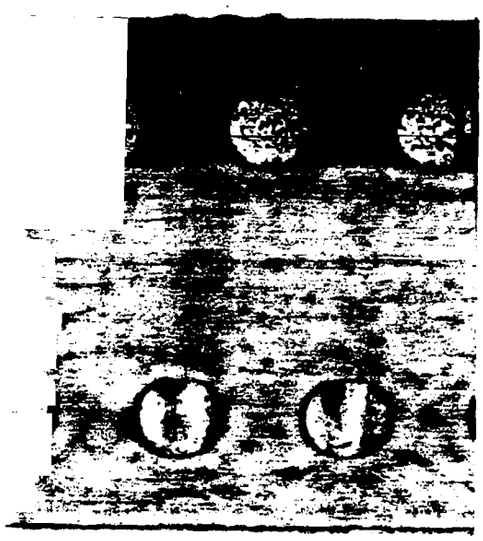
BOOK 10054 PG 622

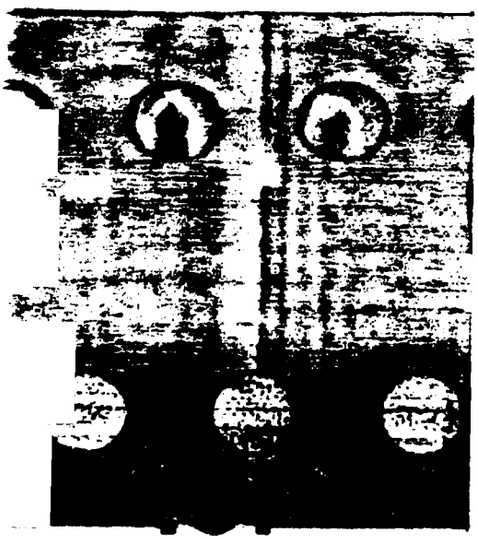
Land in Davidson County, Tennessee, being Lot No. 74 on the Plat of Hemmingwood, Phases I, II, III and IV, of record in Book 6900, pages 6, 7 and 8, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Said Lot No. 74 fronts 45.05 feet on the northerly side of Hearthstone Lane and runs back 130.00 feet on the northeasterly lot line and 124.47 feet on the southwesterly lot line to a line in the rear which measures 66.36 feet thereon.

Being the same property conveyed to Randolph C. St. John and wife, Becky A. St. John by deed from Harold L. Dey, Jr. and wife, Gwendolyn A. Rolison-Dey, of record in Book 9505, page 64, said Register's Office.

0183220
IDENTIF. & REFERENCE
RECEIVED 10:25
Davidson County, TN





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

RECEIVED OF _____

FOR _____

BOOK 10054 PG 623

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 225000.00
CON TX 832.50
PRFEE 1.00
WDEED 12.00
TOTAL 845.50
CHECK 845.50

05/20/96 01 10:27 0001 3223

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0183220
IDENTIF. ↑ REFERENCE

96 MAY 20 AM 10: 25
REGISTER
DAVIDSON COUNTY, TN.

No. 1041169