File Box 9-B
First Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

BOOK 10140 PG 961

#14048

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
J.P. BLACKBURN	FIRST AMERICAN NATIONAL BANK	130-1
(NAME)	(NAME)	
126 Windsor Drive	First American Center	171
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205	Nashville, Tennessee 37237	7DZ30235
(CITY) (STATE) (P. O. ZIP)	(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, ELIZABETH VAN DYKE, unmarried and WALTER H. JENKINS, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J.P. BLACKBURN, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 126 on the Plan of Bransford Realty Company's Belle Meade Golf Links Subdivision, as of record in Plat Book 421, pages 94 and 95, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Walter H. Jenkins, married by deed from Stephen L. Quarles, unmarried of record in Book 9615, page 20, said Register's Office. Title being vested in Walter H. Jenkins, married and Elizabeth Van Dyke, married, as joint tenants with the right of survivorship by quitclaim deed of record in Book 9788, page 852, Register's Office for Davidson County, Tennessee. The said Elizabeth Van Dyke having since divorced, and, the said Walter H. Jenkins having since divorced. Stephen James Van Dyke conveyed his interest to Elizabeth Jenkins Van Dyke, a/k/a Elizabeth Van Dyke by quitclaim deed of record in Book 9886, page 253, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1996 Taxes, which have been prorated and assumed by the Grantee; (2) All matters appearing on the Plan of record in Plat Book 421, pages 94 and 95, said Register's Office.

This is not now nor has it ever been the principal resident of Walter H. Jenkins.

0209735

IDENTIF. & REFERENCE

96 AUG -1 PM 1:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (XX) property, known as 126 Windsor Drive, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 31st day of July, 19 96

Elizabeth Van Dyke
ELIZABETH VAN DYKE

Walter H Jenkins by Elizabeth Van Dyke
WALTER H. JENKINS
BY: ELIZABETH VAN DYKE, ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECORDED
SIMULTANEOUSLY HEREWITH

BOOK 10140 PG 962

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZABETH VAN DYKE with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 31st day of July, 19 96.

My commission expires 11/21/98 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZABETH VAN DYKE, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therin contained, and who further acknowledged that she is the Attorney-In-Fact for the said WALTER H. JENKINS and is authorized by the said WALTER H. JENKINS to execute this instrument on his behalf.

Witness my hand, at Office, this 31st day of July, 1996.

NOTARY PUBLIC

My Commission Expires: 11/21/98

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 182,000.00

J P Blackburn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July, 19 96.

MY COMMISSION EXPIRES: 11/21/98 (AFFIX SEAL)

Notary Public

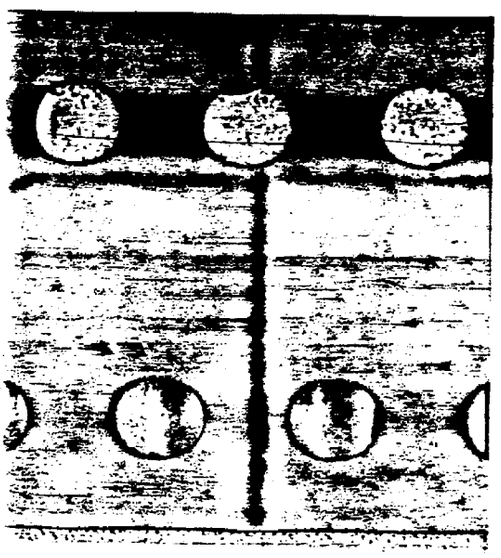
WARRANTY DEED

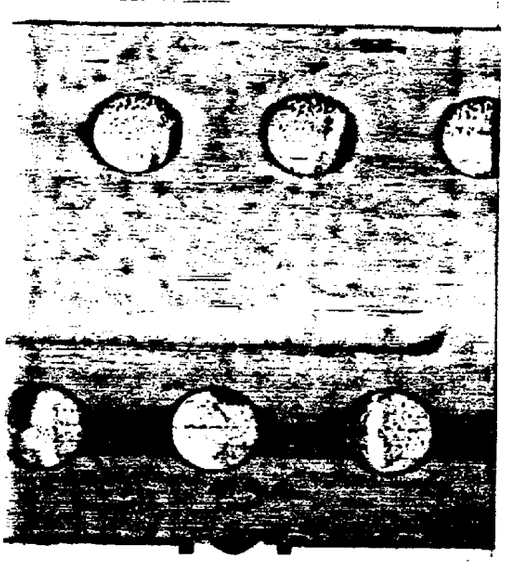
FROM ELIZABETH VAN DYKE AND WALTER H. JENKINS

TO J.P. BLACKBURN

1870 08/01 0101 03CHECK 482.4

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





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

RECEIVED OF _____

FOR _____

BOOK 10140 PG 963

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 182000.00
				CON TX 673.40
				PRFEE 1.00
				WDEED 8.00
				TOTAL 682.40
				CHECK 682.40
08/01/96		01		13:08 0001 1870

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0209735
IDENTIF. ↑ REFERENCE

96 AUG -1 PM 1:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1069453