WARRANTY DEED

BOOK 10153 PG 769

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF August 19 96

I. DYKE TATUM
Notary Public

MY COMMISSION EXPIRES: July 26, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LESLI G. JACOBS (NAME)	FT MORTGAGE COMPANIES D/B/A FIRST TENNESSEE MORTGAGE COMPANY, INC. (NAME)	91-15-108
5207 PARK AVENUE (ADDRESS)	P. O. BOX 613136 (ADDRESS)	12W-01065
NASHVILLE, TN 37209 (CITY) (STATE) (ZIP)	MEMPHIS, TN 38101 (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, ROBERT BALLINGER AND WIFE, DANA BALLINGER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LESLI G. JACOBS, UNMARRIED

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 part of Block 7, on the REALTY SAVINGS BANK AND TRUST CO.'S REVISED PLAN OF WEST EXTENSION OF CHARLOTTE PARK COMPANY'S FIRST ADDITION, of record in Book 421, page 18, Register's Office for DAVIDSON County, Tennessee, and being more particularly described as follows:

BEGINNING on the southerly margin of PARK AVENUE (formerly First (1st) Avenue), at a point 157.5 feet westerly from the westerly margin of 52nd Avenue, North (formerly Eleventh (11th) Street); thence with the southerly margin of Park Avenue, westerly 52.5 feet; thence southerly parallel with 52nd Avenue, North, 162.5 feet to a point half (1/2) way to Elkin Avenue; thence easterly parallel with Park Avenue, 52.5 feet to a point 157.5 feet westerly from the westerly margin of 52nd Avenue, North; thence northerly 162.5 feet to the point of BEGINNING.

BEING the same property conveyed to ROBERT BALLINGER AND DANA BALLINGER, by deed from Henry G. Cisneros, Secretary of Housing and Urban Development, of record in Book 9552, page 697, Register's Office for DAVIDSON County, Tennessee.

ROBERT BALLINGER AND BOBBY BALLINGER ARE ONE IN THE SAME PERSON.

*** CONTINUED ***

unimproved ( )
This is improved (X) property, known as 5207 PARK AVENUE, NASHVILLE, TN 37209
(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 16th day of August 19 96

ROBERT BALLINGER
DANA BALLINGER
By: Dana Ballinger by R Ballinger
BOBBY BALLINGER, ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named ROBERT BALLINGER

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 16TH day of AUGUST 19 96

Commission expires 07/26/97

I. DYKE TATUM 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

*** LEGAL DESCRIPTION CONTINUATION

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This instrument is executed on behalf of DANA BALLINGER, by BOBBY BALLINGER, as her Attorney-in-Fact, pursuant to a Power of Attorney which is being placed of record with this instrument.

SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD

96 AUG 16 PM 2:03
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

02152 92

STATE OF TENNESSEE
COUNTY OF DAVIDSON

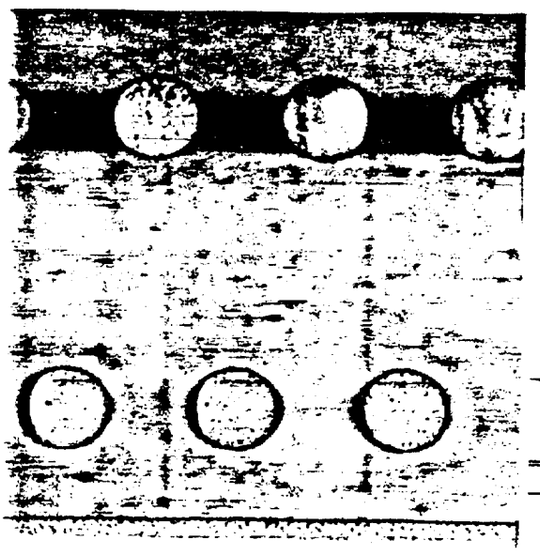
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BOBBY BALLINGER, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of DANA BALLINGER, as her Attorney-in-Fact, as the free act and deed of the within named DANA BALLINGER.

WITNESS my hand and official seal at Nashville, Tennessee, this 16TH day of AUGUST, 1996.

My Commission Expires: 07/26/97

NOTARY PUBLIC I. DYKE TATUM

2865 08/96 0101 03CHECK 208.80



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

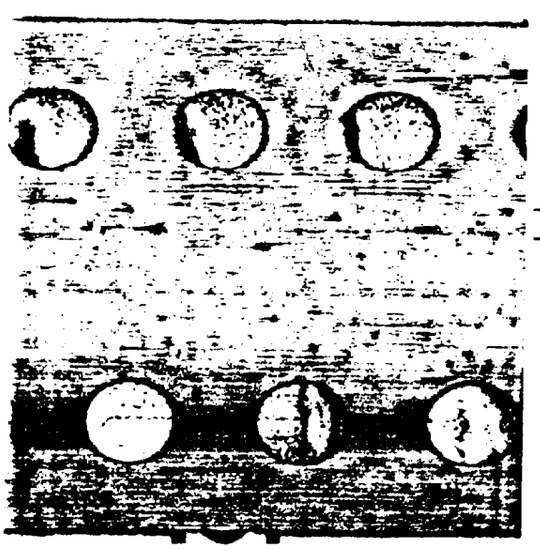
RECEIVED OF _____

FOR _____

BOOK 10153 PG 771

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	54000.00
CON TX	199.80
PRFEE	1.00
WDEED	8.00
TOTAL	208.80
CHECK	208.80

08/16/96 01 14:07 0001 7865

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0215292
IDENTIF. ↑ REFERENCE

6 AUG 16 PM 2:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1020429