[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:]	MAP-PARCEL NOS.]
[John R. Jacobson	[CTX Mortgage Company]	]
[Dee Denson Jacobson	[P.O. Box 19900]	Map 102-16-0]
[608 Starlit Road	[Dallas, TX 75219-9000]	Parcel 026.00]
[Nashville, TN 37205	[ ]	]
[	[ ]	]
[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, We, John S. Ryder and wife, Diane H. Ryder (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto John R. Jacobson and wife, Dee Denson Jacobson (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

BEING Lot No. 241 on the Plan of Hillwood Estates, Section 10, as of record in Book 2331, Pages 95 and 96, Register's Office for Davidson County, Tennessee.

SAID Lot No. 241 fronts 160 feet on the north margin of Starlit Road and extends back 290.2 feet on the east line and 297.3 feet on the west line, to a line in the rear which is a broken line on which it measures 161.6 feet.

Being the same property conveyed to John S. Ryder and wife, Diane H. Ryder by Warranty Deed from W. Eugene Pipkin and wife, Shirley D. Pipkin of record in Book 5294, Page 343, said Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to taxes for the year 1997 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 608 Starlit Road, Nashville, Tennessee 37205.

[STATE OF TENNESSEE)]
[COUNTY OF DAVIDSON)]
[ ]
[The actual consideration or value, whichever is greater for]
[this transfer is $307,000.00.]
[John R. Jacobson]
[Affiant]
[Subscribed and sworn to before me this]
[21st day of November, 1996.]
[E. SPRUILL]
[Notary Public]
[My Commission Expires 10-12-99]
[ ]

NOTARY PUBLIC AT LARGE ILLINOIS CO. TEN

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

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 21st day of November, 1996.

JOHN S. RYDER DIANE H. RYDER

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 **John S. Ryder and wife, Diane H. Ryder**, the bargainors, 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 purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 21st day of November, 1996.

NOTARY PUBLIC

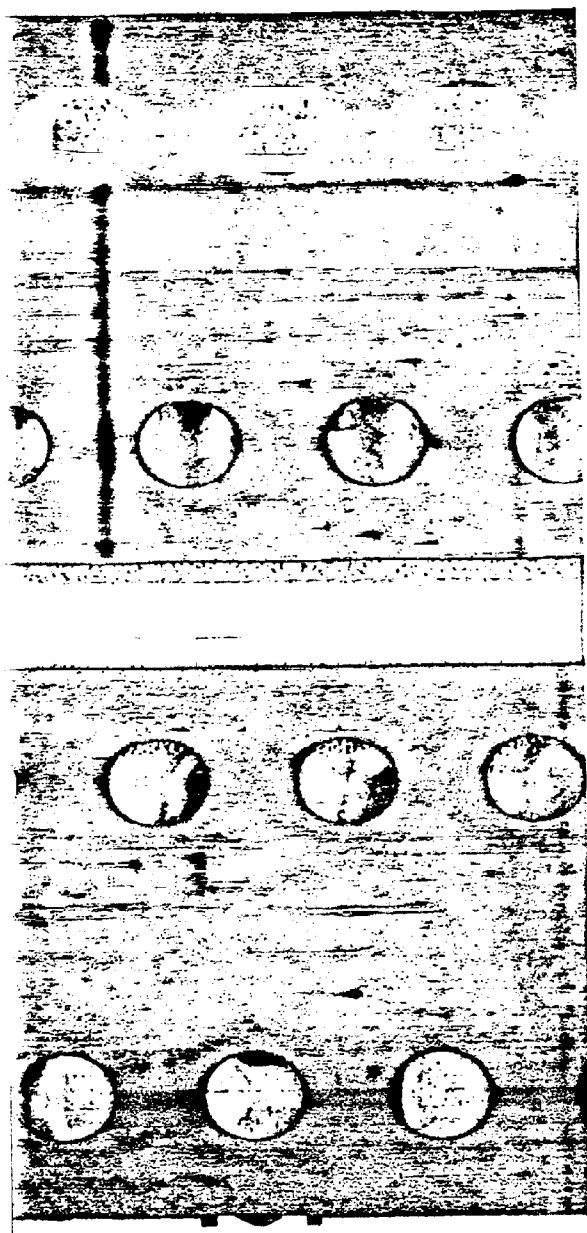
My Commission Expires: 10-12-99

J. E. SPRUILL NOTARY PUBLIC WILLIAMSON CO., TENN.

0252767
IDENTIF. & REFERENCE

96 DEC -4 PM 4:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

2149 12/04 0101 03CHECK 1144.90



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10280 PG 922

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 307000.00
CON TX 1135.90
PRFEE 1.00
WDEED 8.00
TOTAL 1144.90
CHECK 1144.90

12/04/96 01 16:23 0001 2149

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0252767
IDENTIF. ↑ REFERENCE

96 DEC -4 PM 4:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1094809