WARRANTY DEED

FROM 10295 PG 512

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 225,000.00

Affiant

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

Notary Public

My Commission Expires SEPT. 26, 1998

MY COMMISSION EXPIRES: My Commission Expires
(AFFIX SEAL)

38

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard B. French, Jr. (NAME)	SAME (NAME)	MAP 104-9
3715-B Meadowbrook Avenue (ADDRESS)	(ADDRESS)	PARCEL 157
Nashville, Tennessee 37205 (CITY) (STATE) (ZIP)	(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, Brian Jackson and wife, Ilene Berns

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard B. French, Jr., 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 the westerly half of Lot No. 61 of Block No. 3 on the Plan of Richland Realty Company Division A, as shown on plat of record in Plat Book 161, page 151, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

According to a printed copy of an unregistered plan subdividing said blocks into small lots, said part of Lot No. 61 fronts 50 feet on the northerly side of West End Avenue and runs back 200 feet to a dead line, and measures 44.75 feet thereon.

Being the same property conveyed to Brian Jackson and Ilene Berns by deed from Greg W. Solomon and Teddy H. Lee II d/b/a Hooser Properties, of record in Book 9727, page 440, said Register's Office. Ilene Berns conveyed all of her interest in subject property to Brian Jackson by Quitclaim Deed of record in Book 10090, page 306, said Register's Office.

Brian Jackson and Ilene Berns are married. Ilene Berns joins in executing this Deed to convey any marital rights she may have in subject property.

The above legal description is the same as was used in the last deed of record. This conveyance is subject to any and all easements and restrictions of record.

unimproved ( )
This is improved (X) property, known as 3516 West End Avenue, Nashville, Tennessee 37205
(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 December 19 96

Brian Jackson

Ilene Berns

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 Brian Jackson and wife, Ilene Berne

the 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, Tennessee, this 16th day of December 19 96.

Commission expires My Commission Expires SEPT. 26, 1998

Kathy Witcher
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 _____

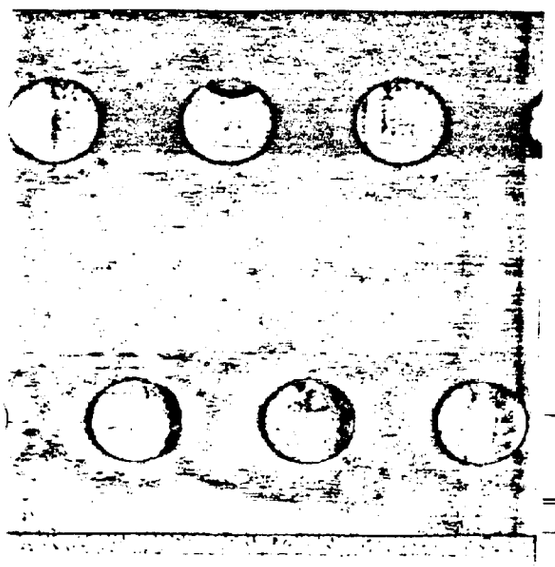
_____
Notary Public

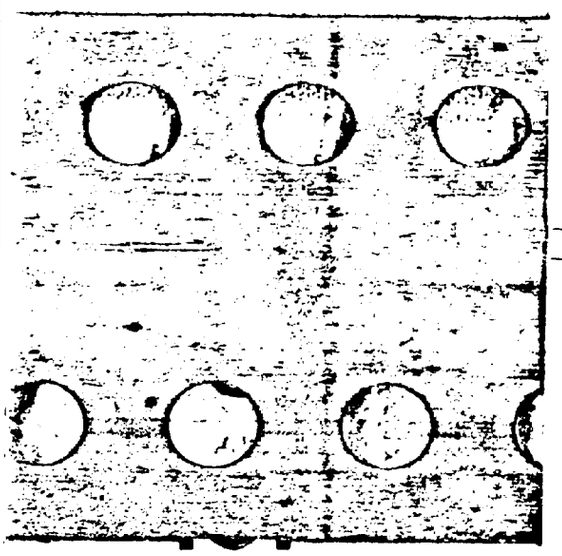
0257320
IDENTIF. & REFERENCE

96 DEC 19 AM 9:45
DAVIDSON COUNTY, TN.

RELEV.

7359 12/19 0101 03CHECK 767.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10295 PG 514

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	
				205000.00
			CON TX	758.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	767.50
			CHECK	767.50
12/19/96	01		09:45 0001	7359

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0257328
IDENTIF. # REFERENCE

96 DEC 19 AM 9:45

DAVIDSON COUNTY, TN.

No. 1099948