BOOK 10901 PG 247

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 86,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF April 19 98

Notary Public

MY COMMISSION EXPIRES: 5-27-2001
(AFFIX SEAL)

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
Jason Eric Jenkins (NAME)	NationsBanc Mortgage Corporation (NAME)	MAP 148-14
3940 East Ridge Drive (ADDRESS)	P. O. Box 35140 (ADDRESS)	PARCEL 22
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Louisville, KY 40232 (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, Mary Ann Hutchison and husband, Lawrence Hutchison

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jason Eric Jenkins, 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 Lot No. 113 on the Plan of Section Two Locustwood, of record in Plat Book 2331, page 147, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete descrpiption.

Being the same property conveyed to Scott D. Jenkins and wife, Mary Ann Jenkins by deed from Jessie M. Davidson, unmarried, of record in Book 8209, page 556, said Register's Office. Scott D. Jenkins conveyed his interest in subject property to Mary Ann Jenkins by Quitclaim Deed of record in Book 9857, page 902, said Register's Office. Mary Ann Jenkins has remarried and is now known as Mary Ann Hutchison. Her husband, Lawrence Hutchison, joins in executing this Deed to convey any marital interests he may have in subject property.

This conveyance is subject to (a) 1998 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 2331, page 147, said Register's Office; and (c) restrictive covenants contained in instrument of record in Book 2601, page 453, said Register's Office.

This is unimproved ( ) improved (X) property, known as 3940 East Ridge Drive, Nashville, Tennessee 37211
(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 24th day of April 19 98

Mary Ann Hutchison

Lawrence Hutchison

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 Mary Ann Hutchison and husband, Lawrence Hutchison

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 24th day of April, 1998.

Commission expires 5-27-2001

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

0429760
IDENTIFICATION REFERENCE
98 APR 27 AM 11:49
ATLAS ZACHARY REGISTER
DAVIDSON COUNTY, TN.

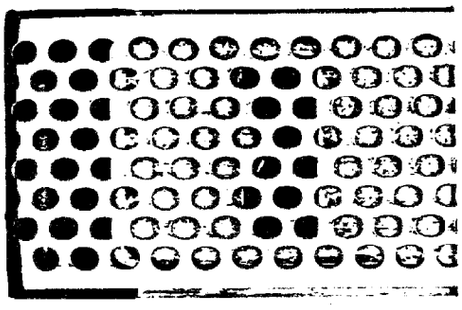
MAIL ENV.

8649 04/27 0101 03CHECK 327.2

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10901 PG 249

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

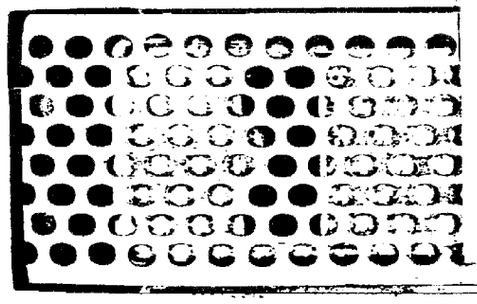
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	86000.00
			CON TX	318.20
			PRFEE	1.00
			WDEED	8.00
			TOTAL	327.20
			CHECK	327.20
04/27/98	01	11:51	0001	8649

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98 APR 27 AM 11:49

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY

0429760
IDENTIF. & REFERENCE



No. 1284754