STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $20,500.00

AFFIANT

Subscribed and sworn to before me, this 26th day of MAY, 1998.

NOTARY PUBLIC

My Commission Expires: 1-20-99

THIS INSTRUMENT PREPARED BY:
Maureen F. Sanders
9000 Southside Blvd.
Jacksonville, FL 32256

Address new owner as follows:
JAGR Properties, Inc.
c/o/ David Pentell
301 Hillview
Mt. Juliet, TN 37122

Send tax bills to: Same

Map/Parcel/Number: 72 14 153

****

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Bank of America Illinois, an Illinois banking corporation (F/K/A Continental Bank, National Association), TR U/A dtd 12/01/93 (EQCC Home Equity Loan Trust 1993-4), by EquiCredit Corporation of America, as Attorney-in-Fact**, hereafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto JAGR Properties, Inc., hereafter referred to as the "GRANTEE", their heirs and assigns, a certain tract or parcel of land situated, lying, and being more particularly described as follows in the City of Nashville, Davidson County, Tennessee, to wit:

BEING LOT NO. 3 ON THE MAP OF G.A. PICKUP'S SUBDIVISION OF PART OF LOTS NOS. 32 AND 33, BROWNSVILLE, OF RECORD IN BOOK 974, PAGE 43, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 3 FRONTS 50 FEET ON THE NORTHERLY SIDE OF STRAIGHTWAY AVENUE AND RUNS BACK BETWEEN PARALLEL LINES WITH THE WESTERLY MARGIN OF NORTH 16TH STREET, 150 FEET TO THE SOUTHERLY LINE OF LOT NO. 8.

BEING THE SAME PROPERTY CONVEYED TO BANK OF AMERICA ILLINOIS BY SUBSTITUTE TRUSTEE'S DEED RECORDED IN REGISTER'S OFFICE OF DAVIDSON COUNTY IN BOOK 10434, PAGE 732.

PROPERTY ALSO KNOWN AS: 1527 STRAIGHTWAY, NASHVILLE, TN 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estates, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

AND, the Grantor does covenant with the said Grantee, that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered.

AND the Grantor does further covenant and bind itself, its assigns and representatives to warrant and forever defend the title to the land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

EquiCredit Corporation of America, a Delaware Corporation, is executing this Deed of Conveyance by and through its duly authorized corporate officer by authority granted it pursuant to a certain Limited Power of Attorney executed by Bank of America Illinois, an Illinois banking corporation (F/K/A Continental Bank National Association, recorded in Davidson County, Tennessee on December 2, 1993 in Book 9173, Page 278.

WITNESS my hand on this 27th day of April, 1998.

Bank of America Illinois,
an Illinois banking corporation
By EquiCredit Corporation of America
Attorney-in-Fact

BY: _____
John C. Harris, Senior Vice President

STATE OF FLORIDA
COUNTY OF DUVAL

On this the 27th day of April, 1998, before me personally appeared JOHN C. HARRIS, to me known to be the person who executed the foregoing instrument in behalf of EQUICREDIT CORPORATION OF AMERICA, acknowledged that he executed same as the free act and deed of said EQUICREDIT CORPORATION OF AMERICA.

Witness my hand and official seal of office on this the 27th day of April, 1998.

(SEAL)

SARI A. FOWLES
Notary Public, State of Florida
My Comm. expires Sept. 19, 1999
Comm. No. CC 496824

My Commission expires:

04 9508
IDENTIFICATION REFERENCE

98 JUN 11 PM 3:04

9655 06/11 0101 03CHECK 84.85

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

RECEIVED OF _____

FOR _____

BOOK 10974 PG 22

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 20500.00
CON TX 75.85
PRFEE 1.00
WDEED 8.00
84.85
CHECK 84.85

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6/11/98 01 15:03 0001 9655

0449508
IDENTIFICATION REFERENCE
98 JUN 11 PM 3:04
REGISTER
DAVIDSON CO. TENN.

No. 1305533