FILE IN BOX #4

FORM NO. WD-1
85-6-3

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $28,000.00.

David L. Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JUNE, 1985.

Notary Public

MY COMMISSION EXPIRES: 2/19/88
(AFFIX SEAL)

BOOK 6574 PAGE 419

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTYS., Suite 500, One Church Street Building, Nash., TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DAVID L. JONES (NAME)	"OWNERS" (NAME)	MAP 83-13
1902 Holly Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 402
Nash ville Tenn 37206 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	#23W-5989

FOR AND IN 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, JOHN W. PENNINGTON and wife, JANNIE L. PENNINGTON,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID L. JONES and wife, MARIE P. JONES,

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 part of Lot No. 45 on the Plan of the Lindsley Subdivision of the Chadwell Tract, as of record in Plan Book 2, Page 24, Chancery Court at Nashville, described as follows:

BEGINNING at the southeast corner of South 16th and Russell Streets; thence, with the southerly margin of Russell Street, eastwardly 65 feet 2 inches, more or less, to the northwest corner of the property conveyed to Charles William Fields and wife, by Deed from Mary P. Horn, of record in Book 1314, Page 257, Register's Office for said County; thence, with Fields' westerly line, southwardly 160 feet to the northerly margin of an alley; thence, with said alley westwardly 65 feet to the easterly margin of South 16th Street; thence, with said Street, northwardly 160 feet to the beginning.

BEING the same property conveyed to John W. Pennington and wife, Jannie L. Pennington, by Deed from Marion Johnson, a widow, of record in Book 4505, Page 942, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is unimproved ( ) improved (XX) property, known as 1600 RUSSELL STREET, NASHVILLE, TENNESSEE 372
(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 3rd day of June, 1985

John W. Pennington
JOHN W. PENNINGTON

Jannie L. Pennington
JANNIE L. PENNINGTON

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN W. PENNINGTON and wife, JANNIE L. PENNINGTON,

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 purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13rd day of June, 1985.

Notary Public

Commission Expires 2/19/88

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

JOHN W. PENNINGTON and wife,

JANNIE L. PENNINGTON

TO

DAVID L. JONES and wife,

MARIE P. JONES

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

J 1 0 3 9 9

IDENTIF. REFERENCE

JUN 5 1 55 PM '85

FEE
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____ BOOK 6574 PAGE 421

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

28000.00- CAMT.
72.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 79.30-
4930A06/05/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J.I.O 3.9 9

IDENTIF. REFERENCE

JUN 5 1 55 PM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 141436