FILE NO. 23397 FILE BOX "7"

BOOK 7579 PAGE 62 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 48,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF JUNE, 19 88

Notary Public

MY COMMISSION EXPIRES: 1-10-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
STEVEN RUSSELL et al (NAME)	S A M E (NAME)	91-7-225
5107 Kentucky Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	12W 15245
Nashville, TN. 37209 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, I, JENNIE RAMBO JONES, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STEVEN RUSSELL, JEANNE L. GOSSELIN & MICHAEL C. McCRACKEN,

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:

BEING Lots Numbers 1014 and 1016 of Block Number 171 in Plan Number 1 of West Nashville which plan is of record in Book 57, pages 74, and 75, Register's Office for Davidson County, Tennessee.

SAID Lots front 25 feet each on the south side of Kentucky Avenue and extends back between parallel lines 150 feet to an alley showing on said alley 25 feet each.

BEING the same property conveyed to William Austin Jones and wife, Jennie Rambo Jones by deed from Arthur V. Newman and wife, Mary A. Newman of record in Book 1323, page 46, Register's Office for Davidson County, Tennessee. The said William Austin Jones having since died.

42268

IDENTIFICATION REFERENCE

JUN 21 1 45 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

8074 06/21 0101 03CHECK 140.90

This is unimproved ( ) improved (XX) property, known as 5107 Kentucky Avenue, Nashville, Tennessee 37209
(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 my hand this 20th day of June, 19 88

Jennie Rambo Jones by Mary Magdalene DeMarbes atty in fact

JENNIE RAMBO JONES

BOOK 7579 PAGE 63

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor_____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____executed the within instrument for the purposes therein contained.

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

_____Notary Public

Commission Expires_____

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

TO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

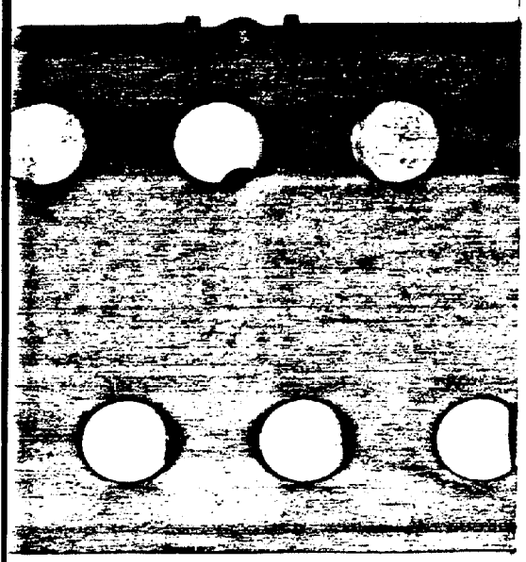
On this the 20th day of June, 1988, before me personally appeared MARY M. DeMARDES, to be known to be the person who executed the foregoing instrument in behalf of JENNIE R. JONES, as her attorney-in-fact, and acknowledged that she executed the same as the free act and deed of the said JENNIE R. JONES, as though she personally had acted.

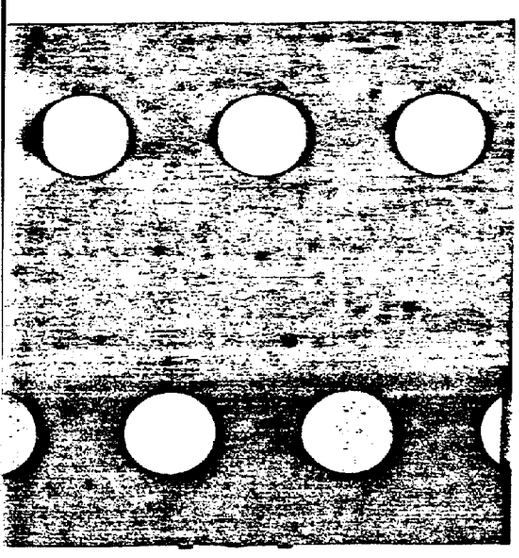
WITNESS my hand and official seal at Nashville, Tennessee, this the 20th day of June, 1988.

Janet S. Davis
NOTARY PUBLIC

My Commission Expires: 1-10-89

NOTARY PUBLIC





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7579 PAGE 64

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 48000.00
				CON TX 134.40
				PRFEE 0.50
				WDEED 6.00
				TOTAL 140.90
				CHECK 140.90
06/21/88		01		13:49 0001 8074

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42268

IDENTIFT. REFERENCE

JUN 21 1 45 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 104868