FORM NO. WD-1

BOOK 7728 PAGE 784

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 38,000.00

x George D. Jennings
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE ninth DAY OF December, 1988

Notary Public

MY COMMISSION EXPIRES: 1-11-92
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAMES A. CARNEY, ATTORNEY, 905 STAHLMAN BLDG., NASHVILLE, TN 37201
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
George D. Jennings (NAME)	City Fed Mortgage Company (NAME)	Map 105-11
160 Rains Avenue (STREET ADDRESS OR ROUTE NUMBER)	30 Warder Street (STREET ADDRESS)	Parcel 201
Nashville, Tennessee 37203 (CITY) (STATE) (P.O. ZIP)	Springfield, Ohio 45501 (CITY) (STATE) (ZIP)	6DA 19235

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, Susan Gentry, a widow,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George D. Jennings,

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 the north 35 feet of Lot No. 21 and the southerly 30 feet of Lot No. 19 on the Plan of Aldrich Brothers and Meyers's Subdivision of record in Plat Book 161, page 44, Register's Office for said County.

Said parts of said lots adjoin and front together 65 feet on the east side of Rains Avenue and extend back between parallel lines 150 feet to an alley.

Being the same property conveyed to Ronald Lee Gentry and wife, Susan Gentry, by deed from John H. Pritchett and wife, Elizabeth V. Pritchett, of record in Book 6536, page 438, Register's Office for Davidson County, Tennessee, the said Ronald Lee Gentry having since died.

This conveyance is made subject to a Joint Driveway Agreement of record in Book 3811, page 143, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a Deed of Trust executed by Fredie L. Hudgins, et ux to Leon Sharber, et al, Trustees, of record in Book 5171, page 975, Register's Office for Davidson County, Tennessee.

All sums of money held in escrow by City Fed Mortgage Company or assigns is assigned to buyer.

unimproved ( )
This is improved (XX) property, known as 160 (House Number) Rains Avenue (Street) Nashville, TN 37203 (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 ninth day of December, 19 88

Susan Gentry
SUSAN GENTRY

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Leland D. Watts, a Notary Public in and for said County and State, the within named Susan Gentry

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

Witness my hand and official seal at Nashville, Tennessee, this ninth day of December, 19 88.

Commission Expires Jan. 11, 1992

Notary Public

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 _____

94043

IDENTIFICATION

Dec 15 2 39 PM '88

ELLEN Z WILSON REGISTER
DAVIDSON COUNTY, TN

RUSH

WARRANTY DEED

FROM

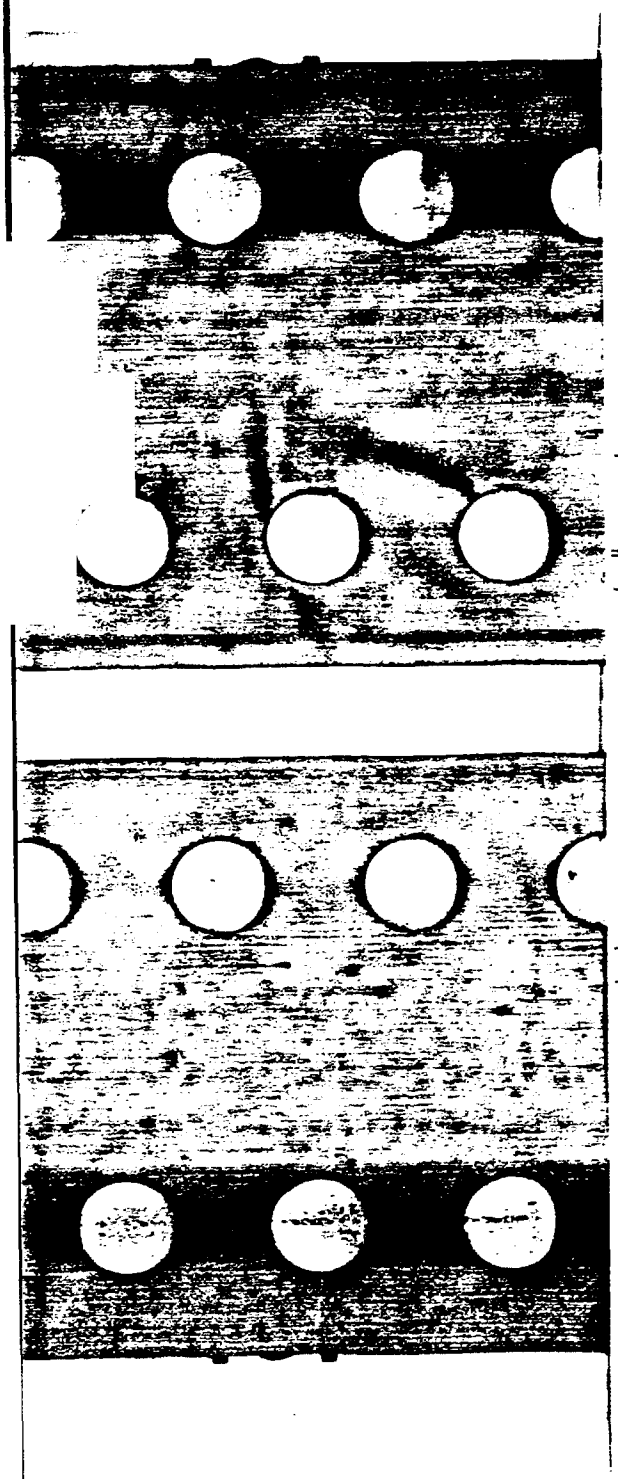
SUSAN GENTRY, a widow

TO

ATTORNEYS TITLE™ A Minnesota Title Company

SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

8061 12/15 0101 03CHECK 131-90



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

RECEIVED OF _____

FOR _____

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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 38000.00
CON TX 125.40
PRFEE 0.50
WDEED 6.00
TOTAL 131.90
CHECK 131.90

12/15/88 01 14:39 0001 8061

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94043

IDENTIFICATION REFERENCE

DEC 15 2 39 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TENN

No. 164234