THIS INSTRUMENT PREPARED BY:
O'Hare, Sherrard & Roe
Fourth Floor, St. Cloud Corner
500 Church Street
Nashville, TN 37219

BOOK 7760 PAGE 706

WARRANTY DEED

Name/Address of New Owner:	Name/Address of Mortgagee:	Map/Parcel Numbers:
Mr. William Robinson 510 Fairfax Avenue Nashville, TN 37212	Leader Federal Savings & Loan 3325 West End Nashville, TN 37203	104-10-189

FOR AND IN CONSIDERATION of the sum of One Hundred Seventy-five Thousand and 00/100 Dollars ($175,000.00), David Jeffrey Jones,hereinafter referred to as the Grantor, has bargained and sold, and does hereby transfer and convey unto William Robinson, hereinafter whether one or more, jointly and severally referred to as the Grantee, and to the said Grantee's (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot Number 17, Block 4, on the Plan of Fairfax Place, as of record in Book 547, page 138, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description thereof.

Being the same property conveyed to David Jeffrey Jones, by Deed from David Lee Lambert, of record in Book 5972, page 72, Register's Office for Davidson County, Tennessee.

Lisa U. Jones, wife of David Jeffrey Jones, joins in this conveyance to convey any right, title and interest which she may have due to her marital status.

This is improved property known as 510 Fairfax Avenue, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, and to the said Grantee's (successors), heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for the following:

1. Taxes for 1989 and subsequent years, a lien, not yet due and payable, which are assumed by Grantee.

2. Subject to matters contained in the Plan of Fairfax Place of record in Plat Book 547, page 138, said Register's Office.

3. Subject to all visible easements and encroachments.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to the said Grantee and to the said Grantee's (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 27th day of January, 1989, the corporate party, having caused its name to be signed hereto by its duly authorized officer on said day and date.

David Jeffrey Jones

Lisa U. Jones

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Christy Wilkes Dewey, a Notary Public of the State and County aforesaid, personally appeared David Jeffrey Jones and wife, Lisa U. Jones, with whom I am personally acquainted, the within named bargainor, and that they acknowledged to me that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee this 27th day of January, 1989.

Christy Wilkes Dewey
Notary Public

My Commission Expires:

Oct 9, 1991

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $175,000.00.

Affiant

Sworn to and subscribed before me this 27th day of January, 1989.

Notary Public

My Commission Expires:

Oct 9, 1991

NOTARY PUBLIC AT LARGE

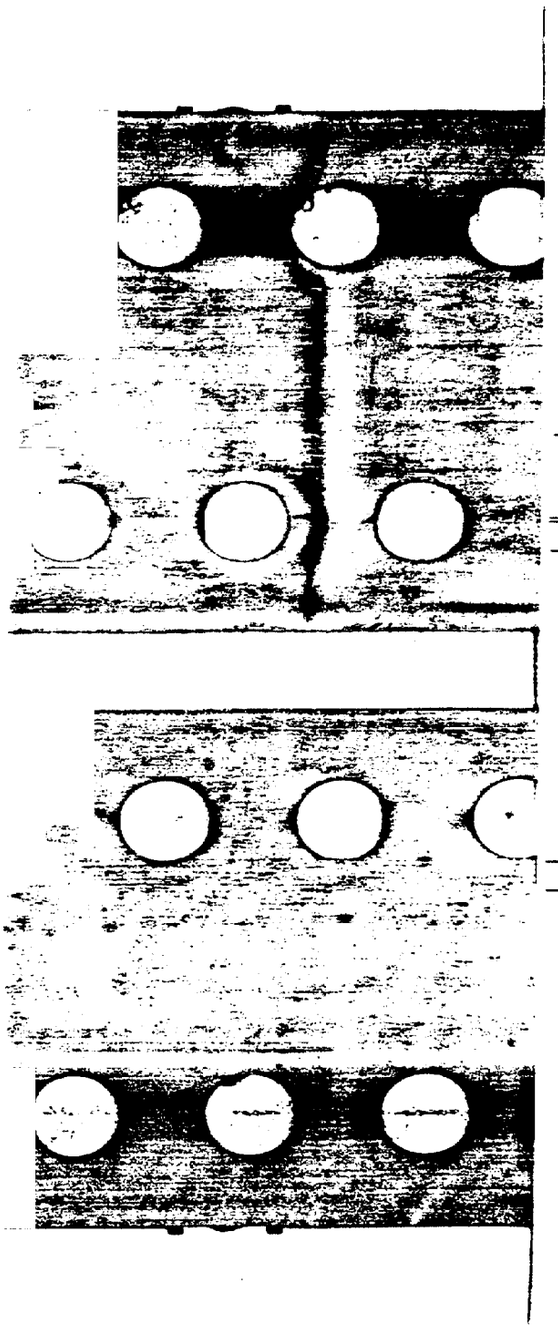
0353 01/30 0101 03CHECK 587.00

04928

IDENTIFICATION REFERENCE

Jan 30 10 59 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN



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 175000.00
CON TX 577.50
PRFEE 0.50
WDEED 9.00
TOTAL 587.00
CHECK 587.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/30/97 01 11:40:00 0001 0353

04928

IDENTIFICATION REFERENCE

JUN 30 10 55 AM '97

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 176952