BOOK 7786 PAGE 173

NAME AND ADDRESS OF NEW OWNER:

Mr. and Mrs. James E. Jean
206 Gresham Lane
Murfreesboro, TN 37129

SEND TAX NOTICE TO:

Mr. and Mrs. James E. Jean
206 Gresham Lane
Murfreesboro, TN 37129

This Instrument Prepared By:
HENRY, KIOUS and HALL
An Association of Attorneys
8 Jefferson Square
805 S. Church Street
Murfreesboro, TN 37130

Map: 82-7 Parcel: 132

2569 03/06 0101 03CHECK 16.40

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, I, the undersigned, CALLIE MILDRED SEIFERT, (a widow and an unmarried person), have bargained and sold and do hereby transfer and convey unto JAMES E. JEAN and wife, BARBARA F. JEAN, their heirs and assigns, forever, that certain parcel of real estate situated in Davidson County, State of Tennessee, and being described as follows, to-wit:

BEING the westerly 10 feet of Lot No. 9, all of Lot NO. 10, and the easterly 25 feet of Lot No. 11 on the Plant of Humphrey Pierce's Addition to East Nashville, as of record in Book 161, page 20, Register's Office for said County.

Said part of Lot No. 9, all of Lot No. 10, and part of Lot No. 11 front together 75 feet on the southerly side of Wilburn Street and run back between parallel lines 91 1/2 feet, more or less, to an alley.

Being the Tract NO. 1 of property conveyed to CALLIE MILDRED SEIFERT by deed of record in Deed Book 6020, page 414 of the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said grantees, their heirs and assigns, forever.

I covenant with the said grantees that I am lawfully seized and possessed of said real estate; that I have a good right to convey the same and that it is unencumbered except as hereinabove set forth, and except by lien of the 1989 property taxes, which taxes are being assumed by the grantees.

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I further covenant and bind myself, my heirs, and representatives, forever to warrant and defend the title to said real estate unto the said grantees, their heirs, assigns and representatives, against the lawful claims of all persons, whomsoever.

Possession of the within described property shall be given with deed. I further transfer to the grantees all leases on said premises and grantees shall be entitled to the March 1989 rent on said premises.

WITNESS OUR HANDS on this the 28th day of FEBRUARY 1989.

Callie Mildred Seifert
CALLIE MILDRED SEIFERT

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public, in and for said County and State the within named CALLIE MILDRED SEIFERT, a widow and an unmarried person, 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 foregoing instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office on this the 28th day of February, 1989.

Jeff D. Kelly
NOTARY PUBLIC

My Commission Expires: 09/20/92.

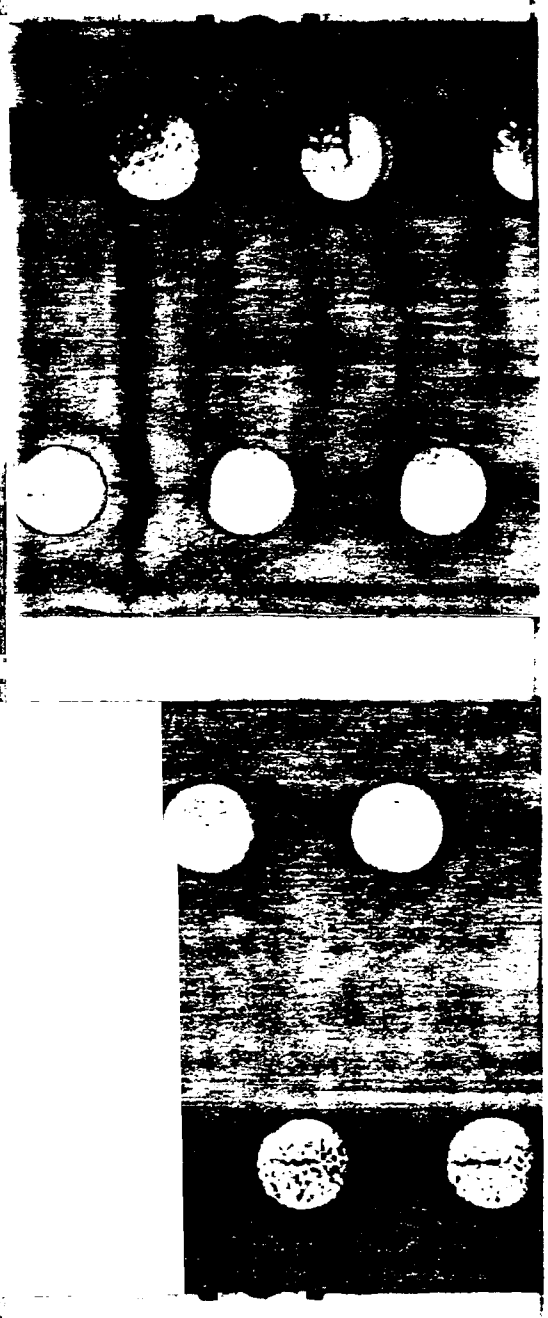
I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $3,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

James E. Jean
AFFIANT

Sworn to and subscribed before me this 28th day of February, 1989.

Jeff D. Kelly
NOTARY PUBLIC

My Commission Expires: 09/20/92



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 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	3000.00
MOR TX	9.90
ERR	CO
MOR TX	9.90-
CON TX	9.90
PRFEE	0.50
WDEED	6.00
TOTAL	~~16.40~~
CHECK	~~16.40~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/06/89 01 09:42 0001 2569

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IDENTIFICATION REFERENCE

MAR 6 9 39 AM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 187141