THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

BOOK 7845 PAGE 936

ADDRESS NEW OWNER:
JOHN W. JETT ET UX
104 ENSLEY AVENUE
OLD HICKORY, TN 37138

MAP/PARCEL NUMBER:
MAP 44,
PARCEL 131.00

3513 05/22 0101 03CHECK 128.30

SEND TAX BILLS TO:
SAME

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $36,000.00.

AFFIANT

Subscribed and sworn to me, this the 2ND day of MAY, 1989.

Notary Public
My commission expires: 5-27-92

34781

MAY 22 10 43 AM '89

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, WE, DAVID M. EDGIN ET UX, MARY E. EDGIN, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said JOHN W. JETT ET UX, SHARON M. JETT, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 104 ENSLEY AVENUE, OLD HICKORY, TN 37138.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, THEIR successors, heirs and assigns forever, WE

covenant that WE ARE lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

WE further covenant and bind OURSELVES and OUR heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS OUR HANDS this 2ND day of MAY, 1989.

David M. Edgin

DAVID M. EDGIN

Mary E. Edgin

MARY E. EDGIN

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID M. EDGIN ET UX, MARY E. EDGIN, the within named bargainor, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 2ND DAY OF MAY, 1989

Denise C. Allis

notary public

NOTARY PUBLIC AT LARGE TENNESSEE

My commission expires: 5-11-92

EXHIBIT 'A'

BEING Lot No. 60 as shown on the map of the Subdivision of Rayon City, as of record in Book No. 843, page 13, Register's Office of Davidson County, Tennessee.

Said Lot No. 60 fronts 52.7 feet along the easterly margin of Ensley Avenue (formerly Davis) and extends back between parallel lines 135.4 feet along the northerly line and 118.8 feet along the southerly line to a line in the rear, measuring 50 feet thereon.

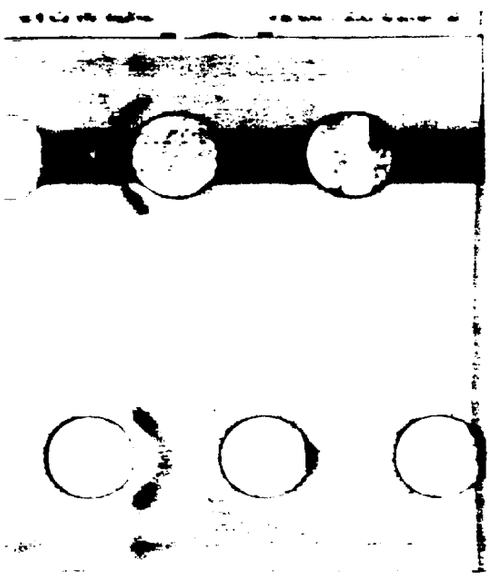
Being the same property conveyed to David M. Edgin et ux, Mary E. Edgin, by Deed from Charles Sanford Frye, of record in Book 7774, page 740, Register's Office for Davidson County, Tennessee.

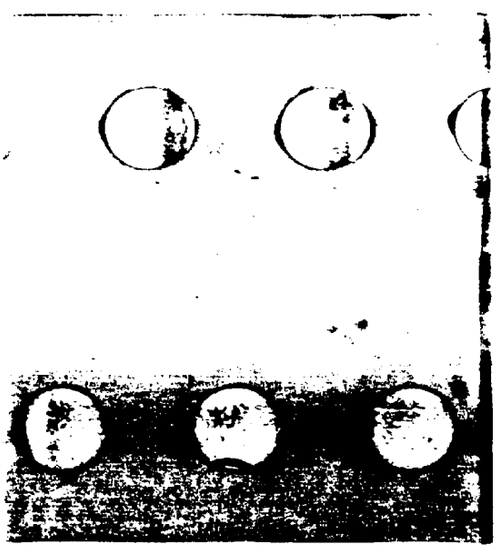
EXHIBIT 'B'

1. Real property taxes for 1989 and all future years.

2. Plat of record in Book 843, page 13, Register's Office for Davidson County, Tennessee.,

3. Restrictions of record in Book 1194, page 272, and Book 1194, page 273, said Register's Office.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7845 PAGE 939

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 36000.00
CON TX 118.80
PRFEE 0.50
WDEED 9.00
TOTAL 128.30
CHECK 128.30

05/22/89 01 10:51 0001 8318

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 4 7 8 1.

MAY 22 10 43 AM '89

No. 211739