OR
WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 8,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF June, 19 89

Notary Public

MY COMMISSION EXPIRES: 3/22/93

(AFFIX SEAL)

BOOK 7873 PAGE 508

FILE BOX 24

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, TN 37217

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS	MORTGAGEE OR PERSON RESPONSIBLE FOR PAYMENT OF TAXES	MAP-PARCEL NUMBERS
M. M. Calvin and J. Owen Jenkins, Jr. (NAME)	Same (NAME)	Map 94-01
711 So. 13th Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 210
Nashville, TN 37206 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	18W-15335

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. J. B. (Lucky) Singleton, devisee of the Will of Ellen Wooten

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO M. M. Calvin and J. Owen Jenkins, Jr., joint tenants with right of survivorship

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 Lot No. 154 on the Map of Payne, Blakemore and Cummings Addition of record in Book 57, page 70, Register's Office for Davidson County, Tennessee.

SAID Lot No. 154 fronts 50 feet on the easterly side of 13th Street and runs back between parallel lines, 154 feet to an alley in the rear.

BEING the same property conveyed to Ellen Wooten by deed from Dorris B. Billingsley and wife, Sadie G. Billingsley of record in Book 1635, page 560, Register's Office for Davidson County, Tennessee. The said Ellen Wooten having since died and the property is vested in J. B. "Lucky" Singleton by Will under Docket No. 47451, filed February 5, 1965, Probate Court for Davidson County, Tennessee.

This conveyance subject to such easements, setback lines and Restrictive Covenants of record in Register's Office for Davidson County, Tennessee.

Taxes for 1989 have been pro-rated and assumed by Grantee(s).

unimproved (X)
This is improved ( ) property, known as 713 S 13th Street (House Number) (Street) Nashville, TN 37206 (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 Whereever 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 20 day of June, 19 89

J B Lucky Singleton

J. B. (Lucky) Singleton

Henderson COUNTY }

Personally appeared before me, J. B. (Lucky) Singleton
(Name of natural person executing the instrument)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand, at office, this 20 day of June 19 89.

My Commission Expires 12-1-91 Julie N. Rogall
Notary Public

STATE OF TENNESSEE }
COUNTY }

JULIE N. ROGALL NOTARY PUBLIC TENNESSEE My Comm. Exp. Dec. 1, 1991

(AFFIX SEAL)

Personally appeared before me, _____
(Name of officer) (Offical capacity of officer)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the

("attorney-in-fact" or "president" or "general partner")

of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this _____ day of _____ 19_____.

My Commission Expires _____

_____
Notary Public

(AFFIX SEAL)

WARRANTY DEED

FROM
J. B. (Lucky) Singleton

TO
M. M. Calvin and J. Owen Jenkins, Jr.

This form compliments of:

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217
615-361-6679

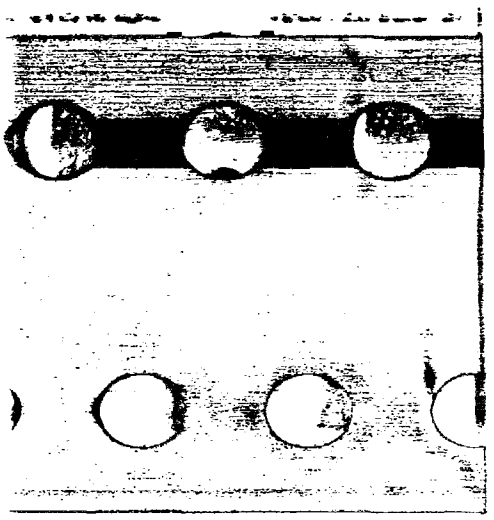
4 4 1 1 2

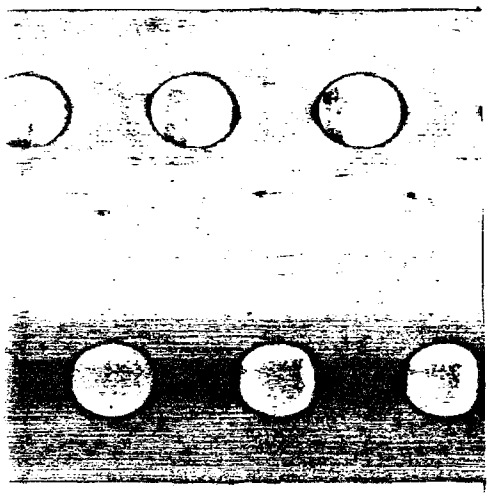
IDENTIFICATION REFERENCE

JUN 26 12 28 PM '89

FELIX Z WILSON REGISTER
DAVIDSON COUNTY, TN

8643 06/26 0101 03CHECK 32.00





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

RECEIVED OF _____

FOR _____

BOOK 7873 PAGE 510

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	8000.00
CON TX	26.40
PRFEE	0.50
~~NOTED~~	6.00
TOTAL	32.90
CHECK	32.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/26/89 01 12:30 0001 8643

4 4 1 1 1 2

IDENTIFICATION REFERENCE

JUN 26 12 28 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 222933