VIII-I/SA29 JRR/aw 6/26/89

This instrument prepared by: JOHN R. REYNOLDS (#2522)
Attorney at Law
216 Third Avenue, North
P. O. Box 2512
Nashville TN 37219-0512

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WARRANTY DEED FILE BOX 52

Address New Owner(s) as follows: ROBERT L. JACKSON
214 Second Ave. N. S-103, Nashville, TN 37201

Name and Address of the person or entity responsible for payment of real property taxes: First Investment Company, 4300 E Broad Street Columbus, OH 43213

Map and Parcel No. Field Book No. 5 W 02510 - Map No. 093-02-3, Parcel No. 175.00

For and in consideration of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, JOHN R. REYNOLDS, hereinafter referred to as the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto ROBERT L. JACKSON, his heirs and assigns, hereinafter referred to as Grantee, my one-half (1/2) undivided interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described on **EXHIBIT A** attached hereto.

This is improved property, known as 216 Third Avenue, North, Nashville, Davidson County TN 37201.

Janis G. Reynolds, spouse of John R. Reynolds, joins in this instrument and conveys all right, title and interest, including her right to take all or part of the real property as an elective share in the estate of John R. Reynolds, that she has in and to said property.

TO HAVE AND TO HOLD my one-half (1/2) undivided interest in said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, ROBERT L. JACKSON, his heirs and assigns, forever; and I, JOHN R. REYNOLDS, do covenant with the said Grantee that I am lawfully seized and possessed of a one-half (1/2) undivided interest in said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; do further covenant and bind myself/my heirs and representatives, to warrant and forever defend the title to said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 30th day of June 1989.

JOHN R. REYNOLDS

JANIS G. REYNOLDS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN R. REYNOLDS and wife, JANIS G. REYNOLDS, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 30th day of June 1989.

Notary Public

My commission expires 22 May 1993

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $111,243.13

Affiant

Subscribed and sworn to before me this 30th day of June 1989.

Notary Public

My commission expires: 11-12-90

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EXHIBIT A

Land in Davidson County, Tennessee, being part of Lot No. 26 on the Plan of the Original Town of Nashville, not of record, described as follows:

BEGINNING at a point on the easterly margin of Third Avenue, North 39.4 feet, more or less, South of the southerly margin of Bank Alley, being the southwest corner of the property conveyed to Mattie C. McConnell, by deed from Elizabeth C. Thompson, of record in Book 497, page 282, Register's Office for Davidson County, Tennessee; thence with the easterly margin of Third Avenue, North, southwardly 20 feet 5 inches to the northwest corner of the property conveyed to Walter Bracey by deed from Richard F. Rowland, et al of record in Book 1081, page 329, said Register's Office; thence with Bracey's northerly line, eastwardly 108 feet 4 inches, more or less, to the westerly margin of an alley; thence with said alley, northwardly 20 feet 5 inches to the southeast corner of the McConnell property; thence with McConnell's southerly line, westwardly 108 feet 4 inches, more or less, to the beginning.

Being the same property conveyed to Robert L. Jackson and John R. Reynolds by deed from W. Douglas Maynard and wife, Jean C. Maynard, of record in Book 5035, page 849, Register's Office for Davidson County, Tennessee.

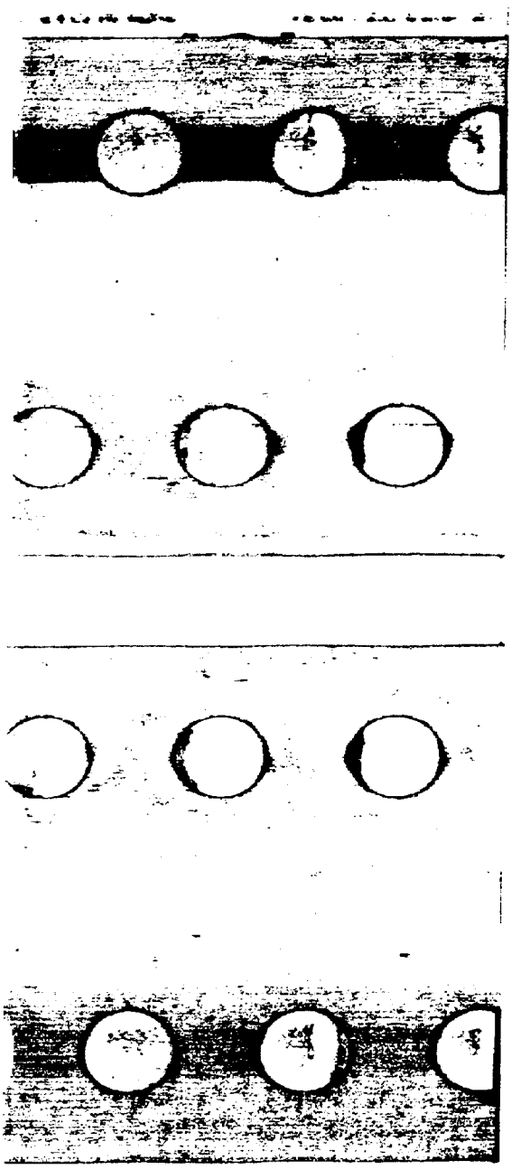
4613.6

IDENTIFICATION

Jul 3 10 27 AM '89

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY TN

1556 07/03 0101 03CHECK 376.96



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 111243.13
CON TX 366.96
PRFEE 1.00
WDEED 9.00
TOTAL 376.96
CHECK 376.96

07/03/89 01 10:29 0001 1556

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

46136

IDENTIFICATION REFERENCE

JUL 3 10 27 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 225291