STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July 89

Notary Public

MY COMMISSION EXPIRES: January 11, 1992
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF ILLINOIS

THIS INSTRUMENT WAS PREPARED BY
Jordan and Associates., One Burton Hills Blvd, Ste.220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Juanita Jefferson (NAME)	First Tennessee Bank (NAME)	72-15-306
1431 Riverside Dr. (ADDRESS)	P.O. Box 1000 , Dept 47 (ADDRESS)	15DA-38321
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Memphis, TN 38148 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, Onita B. McClendon

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Juanita Jefferson, unmarried

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 Part of Lot No. 3 on the Map showing subdivision of the Bradford & McClure Lands, being a resubdivision of Certain Lots in Brownsville Plan, the latter plan being of record in Book 21, page 9, Register's Office for said County, and described according to a copy of a survey thereof made February 2, 1955, by James A. Hamilton, Jr., Surveyor, as follows:

Beginning at a point on the southeasterly margin of Riverside Drive, which point is south 43 degrees west 150 feet from the southerly margin of McKennel Avenue; thence south 47 degrees east 182 feet to a point; thence south 2 degrees west 103 feet to a point; thence 47 degrees west 253.7 feet to the margin of Riverside Drive; thence with the margin of the same, north 43 degrees east 75 feet to the beginning.

Being tract improved and known as 1431 Riverside Drive, Nashville 6, Tennessee Parcek 15D-W10-40730.

Being the same property conveyed to Harvey F. McClendon and wife, Onita B. McClendon by deed from Paul V. Guiles and wife, Alice M. Guiles (Now Parker) of record in Book 3570, page 632, Register's Office for Davidson County, Tennessee. The said Harvey F.McClendon having since deceased.

1497 08/02 0101 03CHECK 157.15

This is unimproved ( ) improved (X) property, known as 1431 Riverside Dr., Nashville, TN 37206
(House Number) (Street) (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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

my 31st July 89

Witness _____ hand _____ this _____ day of _____, 19____

Onita B. McClendon

Onita B. McClendon
by Charles M. Pugh atty in fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of July, 1989, before me personally appeared Charles M. Tuggle, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Onita McClendon as her attorney in fact and acknowledged that he executed the same as the free acts and deed of said Onita McClendon.

_____
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: Janaury 11, 1992

5.4230

IDENTIFICATION

AUG 2 8 42 AM '89

FELIX Z. WILSON REGISTER

WARRANTY DEED

FROM

TO

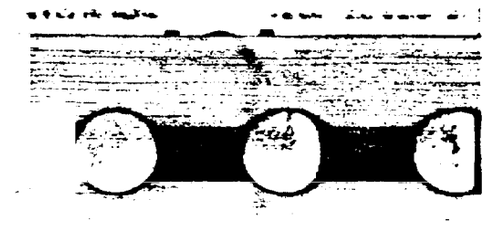
RETURN TO:

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

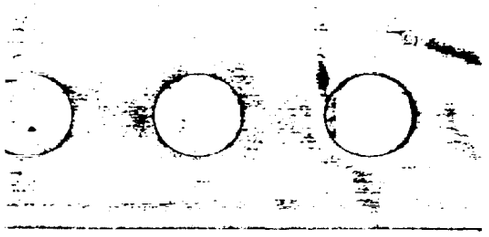


RECEIVED OF _____

FOR _____

BOOK 7904 PAGE 230

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

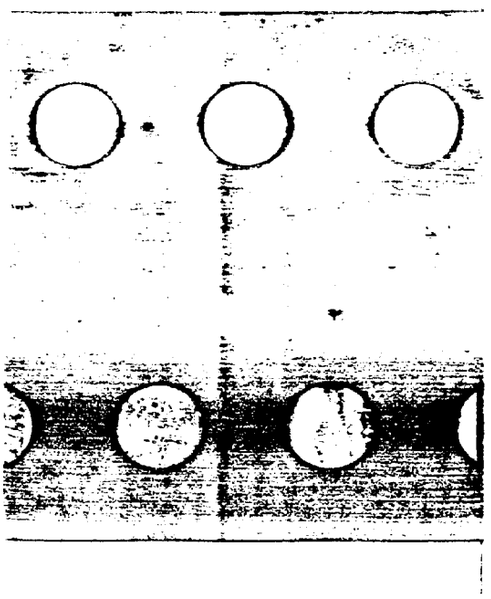


DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 45500.00
CON TX 150.15
PRFEE 1.00
WDEED 6.00
TOTAL 157.15
CHECK 157.15

08/02/89 01 08:46 0001 1497

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



5.4230.

IDENTIFICATION REFERENCE

AUG 2 8 42 AM '89

FELIX Z. WILSON, II REGISTER

No. 234335