THIS INSTRUMENT WAS PREPARED BY:
M. NORRIS JENKINS, ATTORNEY AT LAW
Suite 230 - 392 Harding Place, Nashville, TN 37211

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Kenneth H. Jones William B. McCullough, Jr. P.O. Box 913 Madison, TN 37116	Same	Map 82-08 Parcel 358

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged; we, Bobby Eldon Kirby and Brenda Fay Kirby Majors, Administrators of the Estate of Garland L. Kirby, deceased,

hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto Kenneth H. Jones and William B. McCullough, Jr.

hereinafter called the Grantee(s), 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. 7 on the Plan of Phillip Olwill's Addition to East Nashville, as of record in Book 57, page 134, Register's Office for said County.

Said Lot No. 7 fronts 50 feet on the south side of Mansfield Avenue and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Garland L. Kirby and wife, Emma D. Kirby by deed from Ernest Edward Felts and wife, Grace O. Felts of record in Book 2277, page 229, Register's Office for Davidson County, Tennessee. The said Emma D. Kirby having died in 1985 and Garland L. Kirby having since died and Brenda Fay Kirby Majors and Bobby Eldon Kirby having been appointed Administrators of the Estate of Garland L. Kirby in the Probate Court for Davidson County, Tennessee (Estate No. 91591).

Taxes for the year 1989 are prorated and assumed by the Grantees herein.

unimproved ( )
This is improved (x) property, known as 938 Mansfield Ave., Nashville, TN

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 assigns, to warrant and defend title 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.

Witness our hands this 3rd day of August, 1989.

Brenda Fay Kirby Majors
BRENDA FAY KIRBY MAJORS
Administrator

Bobby Eldon Kirby
BOBBY ELDON KIRBY
Administrator

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brenda Fay Kirby Majors and Bobby Eldon Kirby, the within named bargainors, 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 Nashville, Tennessee, this 3rd day of August, 1989.

My Commission Expires:
11-12-89

Phyllis Keenon
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $15,000.00.

Kenneth H. Jones
AFFIANT

Subscribed and sworn to before me this 3rd day of August, 1989.

My Commission Expires:
11-12-89

Phyllis Keenon
NOTARY PUBLIC

55733

IDENTIF. REFERENCE

AUG 7 | 33 PM '89

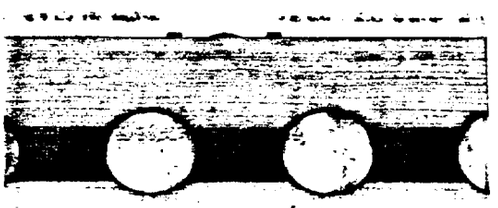
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

RECEIVED

3282 08/07 0101 03CHECK 56.50

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 7908 PAGE 913

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

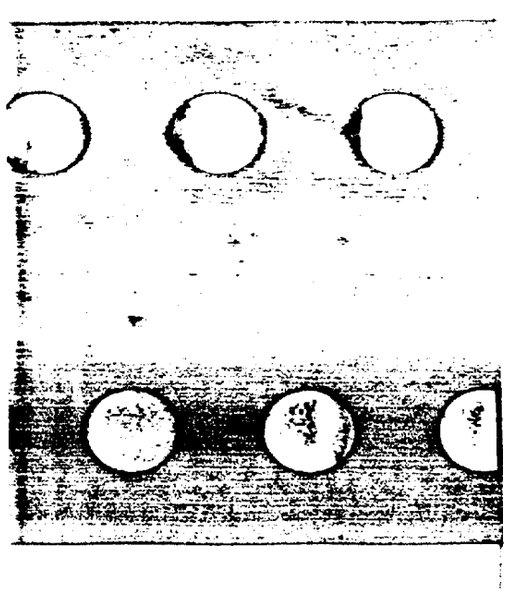
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL



CAMT	15000.00
CON TX	49.50
PRFEE	1.00
WDEED	6.00
TOTAL	56.50
CHECK	56.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/07/89 01 13:35 0001 3282



55733

IDENTIF. TREFERENCE

AUG 7 1 33 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 236598