THIS INSTRUMENT PREPARED BY:
P. V. Jackson, III, Attorney
P. O. Box 2868
Nashville, Tennessee 37219

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL #:
Ketschke Enterprises, Inc. 1419 Brentwood Terrace Nashville, Tennessee 37211	Same	155-2-A 21

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $30,000.00.

AFFIANT

Subscribed and sworn to before me this 13th day of December, 1989.

NOTARY PUBLIC
My Commission Expires: 3/29/92

For and in consideration of the sum of Thirty Thousand Dollars ($30,000.00), the receipt of which is hereby acknowledged, the undersigned Grantor, Jeff G. Jones, an unmarried man, has bargained and sold and does hereby transfer and convey to the Grantee, Ketschke Enterprises, Inc., its successors and assigns, certain real estate in Davidson County, Tennessee, described as follows, to-wit:

> Being Lot No. 21 on the Plan of Montcastle Estates of record in Book 6900, pages 326 and 327, Register's Office for Davidson County, Tennessee, to which reference is here made, together with an undivided interest in the common interest of Montcastle Estates, all as described in said reference, described according to the survey of Anderson-Delk & Company dated June 8, 1987.
>
> Being part of the same property conveyed to Jeff G. Jones by deed from Wallace E. Williams and wife, Mary Castleman Williams, of record in Book 7070, page 37, said Register's Office.

As part of the consideration for this transfer, Grantee agrees to be bound by the terms, covenants, and restrictions set forth in the Declarations Of Covenants, Conditions And Restrictions For Montcastle Estates, of record in Book 7170, page 926, as amended in Book 7260, page 295, said Register's Office.

Further, this conveyance is made subject to 1989 taxes, but said taxes will be paid by Grantor.

This is unimproved property known as Lot No. 21, Montcastle Estates, Poplar Creek Road, Nashville, Tennessee 37221, and has never been used by Grantor as a residence.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantor, to the said Grantee and the said Grantee's heirs and assigns forever. Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for taxes for the year 1989. Grantor further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, and to the said Grantee's heirs and assigns, against the lawful claims of all persons.

Witness Grantor's signature this 13th day of December, 1989.

JEFF JONES

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 JEFF JONES, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 13th day of December, 1989.

Diana L. Reid
NOTARY PUBLIC
My Commission Expires: 9/26/92

4239 12/13 0101 03CHECK 106.00

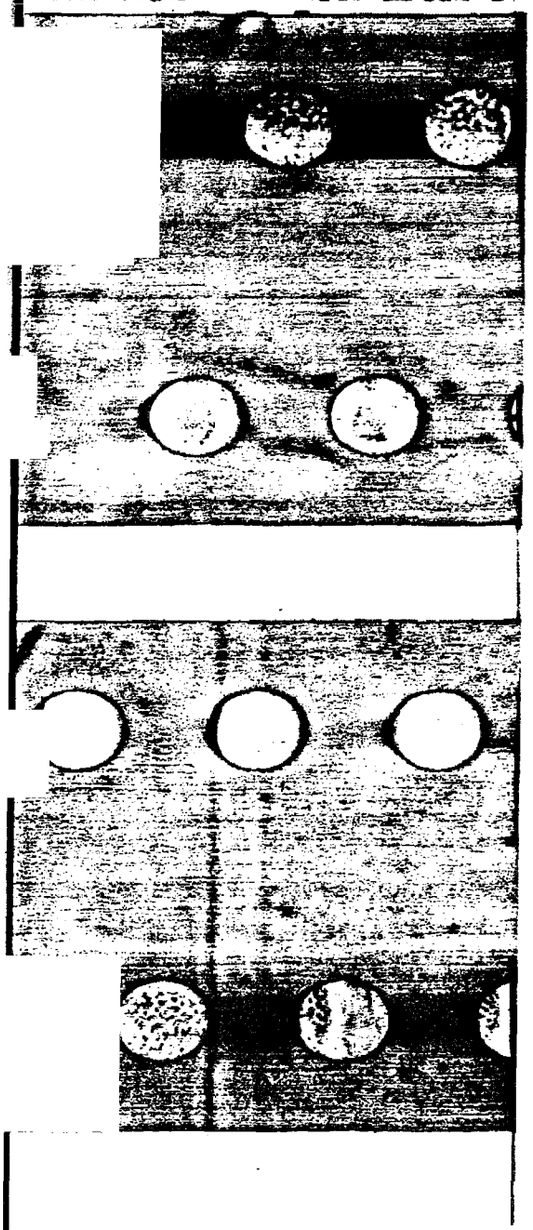
88929

IDENTIF. TREFERENCE

Dec 13 1 10 PM '89

REGISTER'S OFFICE
DAVIDSON COUNTY TN.

MAIL TAX



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

RECEIVED OF _____

FOR _____

BOOK 8004 PAGE 78

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 30000.00
CON TX 99.00
PRFEE 1.00
WDEED 6.00
TOTAL 106.00
CHECK 106.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/13/89 01 13:08 0001 4239

88,929

IDENTIF. REFERENCE

Dec 13 1 10 PM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 275409