file box 8/pb

THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
R. Jane Hill 205 Bowling Avenue Nashville, TN 37205	Fidelity Federal Savings & Loan Association of Tennessee 401 Union Street Nashville, TN 37219	104-09 238 26w 08230

WARRANTY DEED BOOK 8019 PAGE 691

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, R & B Properties, a partnership composed of Elise Anderson, J. R. Groseclose and William * hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto R. Jane Hill hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being the southerly 75 feet of Lot No. 1 and the northerly 25 feet of Lot No. 2 Block "J" on the plan of Whitland Realty Company's Subdivision, of record in Book 332, page 141, Register's Office for said County.

SAID parts of said lots adjourn and front together 100 feet on the westerly margin of Bowling Avenue (formerly Whitland Avenue) and extend back between parallel lines 180 feet to a dead line.

BEING the same property conveyed to R & B Properties, a partnership composed of Elise Anderson, J. R. Groseclose and William E. Lewis by deed from John G. Russell, Jr. and wife, Donna Russell of record in Book 7704, page 745, Register's Office for Davidson County, Tennessee.

6 8 6
9 4
IDENTIFICATION REFERENCE
Jan 5 3 42 AM '90
DAVIDSON COUNTY
0291 01/05 0101 03CHECK 1409.50

*E. Lewis

This is (XX) improved property, known as 205 Bowling Avenue, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 29th day of December, 1989.

R & B Properties
By: _____

R & B Properties
By: _____

R & B Properties
By: Elise Anderson

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19___, before me personally appeared _____, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that _he_ executed the same as _____ free act and deed.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President (or other officer authorized to execute the instrument) of the _____ R & B Properties, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as _____. Witness my hand and official seal, at office in Nashville, Tennessee, this 29th day of December, 19 89.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 425,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 29th day of December, 1989

My Commission Expires: 9/26/92

_____
Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Elise Anderson, J.R. Groseclose and William E. Lewis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themsleves to be the partners of R & B Properties, the within named bargainor, a partnership, and that they as such pertners, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by themselves as partners. Witness my hand and official seal, this 29th day of December, 1989.

_____
Notary Public

My Commission Expires: 9/26/89

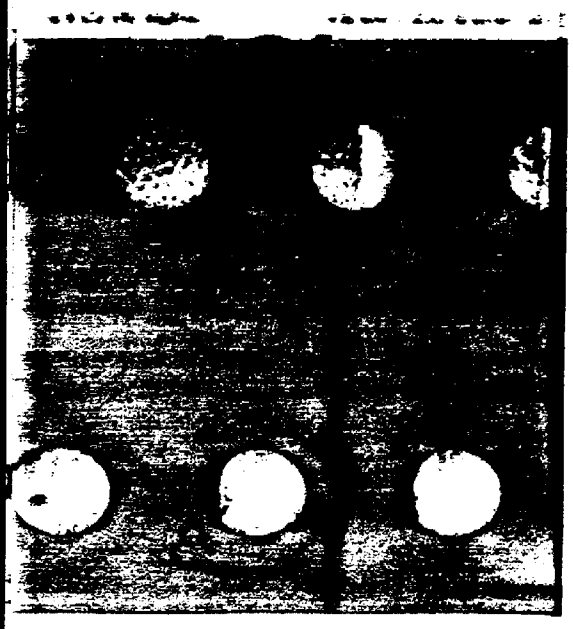
PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

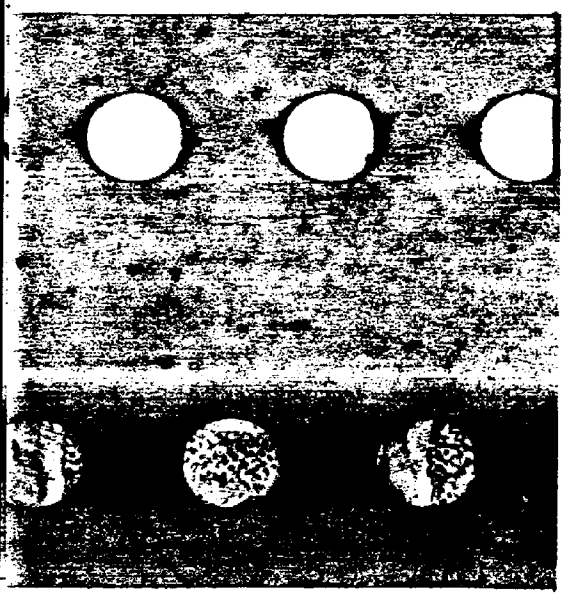
WARRANTY DEED

from:
R & B Properties

to:
R. Jane Hill

WILKINS & IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8019 PAGE 693

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
425000.00
CON TX 1402.50
PRFEE 1.00
WDEED 6.00
TOTAL 1409.50
CHECK 1409.50

01/05/90 01 09:43 0001 0391

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94086

IDENTIFI REFERENCE

JAN 5 9:42 AM '90

DAVIDSON COUNTY, TN

No. 281541