This Instrument Prepared By:
CLEMENT & GIBSON
Suite 600, Noel Place
200 Fourth Avenue North
Nashville, Tennessee 37219

BOOK 8595 PAGE 488

WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NOS.
Ms. Erin M. Jones P. O. Box 90704 Nashville, TN 37209	New Owner.	Map 91-12 Parcel 17

For and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid by the herein named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, JENNIE PRATT BUCKINGHAM, hereinafter "GRANTOR" has bargained and sold, and by these presents does hereby transfer and convey unto ERIN M. JONES, UNMARRIED, hereinafter "GRANTEE", her heirs, representatives and assigns forever, that certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Lying and being in Davidson County, Tennessee, to-wit: Lots Nos. 302, 304 and 306 of Block No. 43 in Plan No. 1, West Nashville, as of record in Book 57 pages 74 and 75, Register's Office for said County, Tennessee. Said three lots are situated on the Southeast corner of Illinois Avenue and Third Street and front together on the South side of said avenue eighty feet and five inches and from that front runs back southwardly between parallel lines and along said Third Street one hundred fifty (150) feet to an alley.

Being the same property conveyed to Mrs. Jennie Pratt by deed from Mrs. Mary A. Beazley et al., of record in Deed Book 412, page 273, Register's Office for Davidson County, Tennessee. Said Jennie Pratt having since died and Jennie Pratt Buckingham was determined to be beneficiary of the estate by order admitting Will to probate; reference 99617.

Dorris Buckingham joins in this conveyance for the sole purpose of conveying any marital interest he may have in this property as spouse of Jennie Pratt Buckingham.

This is improved property known as 4401 Illinois Avenue, Nashville, Tennessee.

This conveyance is made subject to the real estate taxes for the current year which have been prorated and assumed by GRANTEE.

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, her heirs, representatives and assigns forever.

And GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as may be set forth above.

GRANTOR does further covenant and bind herself, her heirs and assigns to warrant and forever defend the title to the said land to the said GRANTEE, her heirs, representatives and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the _____ day of _____, 1993.

Jennie Pratt Buckingham
Jennie Pratt Buckingham

Dorris Buckingham
Dorris Buckingham

STATE OF Illinois)
COUNTY OF Cook)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jennie Pratt Buckingham and husband, Dorris Buckingham, the within named bargainorS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 19th day of March, 1993.

Arlene Pisoni
Notary Public

My Commission Expires: 9-2-95

OFFICIAL SEAL
ARLENE PISONI
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. SEPT. 2,1995

* * * * * * * * * * *

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $41,000.00.

Erin M. Jones
Affiant

Subscribed and sworn to before me this 24th day of March, 1993.

Notary Public

My Commission Expires: 9/16/95

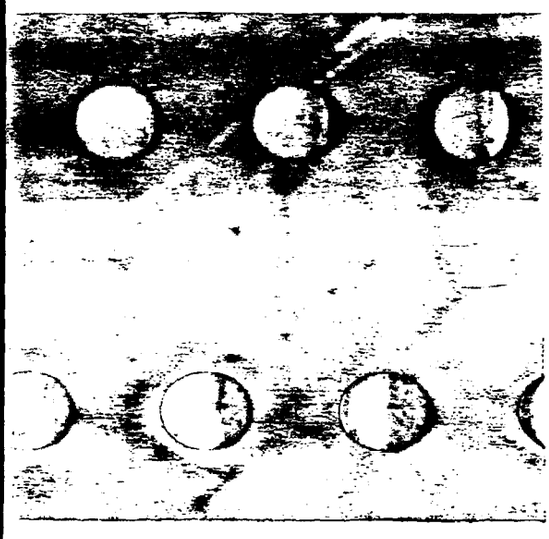
NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

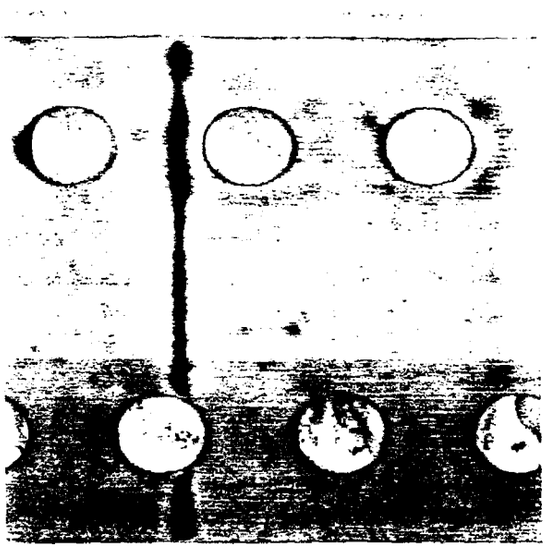
02966

RECEIVED FOR REFERENCE
FEB 24 3 29 PM '93

PICK-UP

5425 03/24 0101 03CHECK 160.70





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

RECEIVED OF _____

FOR _____

BOOK 8895 PAGE 430

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	41000.00
			CON TX	151.70
			PRFEE	1.00
			WDEED	8.00
			TOTAL	160.70
			CHECK	160.70
03/24/93	01	15:30	0001	5425

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0296

IDENTIFICATION REFERENCE

MAR 24 3 29 PM '93

DAVIDSON COUNTY, TN

No. 632911