THIS INSTRUMENT PREPARED BY:
WILLIAMS & SMITH, P.C.
Post Office Box 190632
Nashville, Tennessee 37219-0632

WARRANTY DEED

REGISTER'S OFFICE DAVIDSON COUNTY, TN
MAR 26 9 16 AM '93

IDENTIFICATION REFERENCE

0 3 3 8 8.

PICK-UP

ADDRESS NEW OWNER(S):	PARTY RESPONSIBLE FOR TAXES:	MAP & PARCEL #
David A. Jones and wife, Becky B. Jones 5000 Danby Drive Nashville, TN 37211	Same	Map # 147-9 Parcel # 81

5911 03/26 0101 03CHECK 380.85

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, F.C. BRANAN, MARY B. FANNING, AND JAMES DANIEL BRANAN, Individually, and Executor of the estate of Alma W. Branan, do hereby transfer and convey unto DAVID A. JONES and wife, BECKY B. JONES, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 175 on the Map of Caldwell Country Estates, Section 1, as of record in Book 2663, Page 68, Register's Office for said County.

Said Lot No. 175 begins at a point in the northeast margin of Danby Drive, the common front corner of Lots Nos. 175 and 176; thence with the line between said lots, 220.0 feet northeast to the common rear corner of said lots; thence northwest 180.0 feet to a point in the southeast margin of Darlington Road; thence with said margin 197.0 feet southwest to a point which is the beginning of a curve with a radius of 25.0 feet; thence 39.27 feet to the left around said curve to a point in the northeast margin of Danby Drive; thence with said margin 155.0 feet to the beginning.

Being the same property conveyed to Alma W. Branan by deed from George P. Wilson and wife, Mary J. Wilson of record in Book 4291, Page 196, Register's Office for Davidson County, Tennessee. The said Alma W. Branan having died on January 1, 1993 leaving a Last Will and Testament of record in Will Book 182, Page 555, Probate Court Clerk's Office of Davidson County, Tennessee, whereby she devised the herein described property to F.C. Branan, Mary B. Fanning, and James Daniel Branan.

This land is improved property known as 5000 Danby Drive, Nashville, Tennessee, 37211.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said DAVID A. JONES and wife, BECKY B. JONES, their heirs, successors and assigns forever.

The undersigned covenant with the said DAVID A. JONES and wife, BECKY B. JONES, that they are lawfully seized and possessed of said real property in fee simple; have a good right to convey it and the same is unencumbered, except for:

1. Real property taxes for 1993 which are prorated to the date of closing and assumed by the Grantees.

2. Matters set forth on the Plan of record in Book 2663, Page 68, Register's Office for Davidson County, Tennessee.

Except as set forth above, the undersigned do further covenant and bind themselves, and their heirs, successors and assigns to warrant and forever defend the title to said land to the said DAVID A. JONES and wife, BECKY B. JONES, their heirs, successors and assigns, against the lawful claims of all other persons or entities whomsoever.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 25th day of March, 1993.

F.C. BRANAN

MARY B. FANNING

JAMES DANIEL BRANAN, Individually, and Executor of the estate of Alma W. Branan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Elizabeth L. Barnard, a Notary Public in and for said State and County, Mary B. Fanning and James Daniel Branan, Individually and as Executor of the Estate of Alma W. Branan, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25th day of March, 1993.

NOTARY PUBLIC
My Commission Expires: 1-23-94

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Elizabeth L. Barnard, a Notary Public in and for the County and State the within named JAMES DANIEL BRANAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument on behalf of F.C. BRANAN, the bargainor, as his attorney-in-fact and as the free act and deed of the within named F.C. BRANAN.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of March, 1993.

Notary Public
My Commission Expires: 1-23-94

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is $100,500.00.

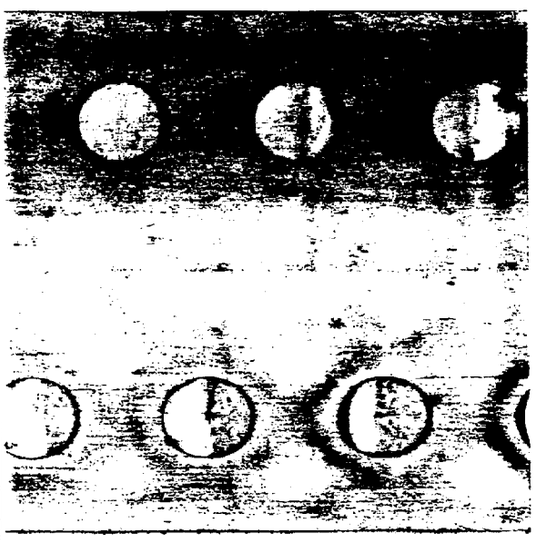
DAVID A. JONES

Sworn to and subscribed before me this 25th day of March, 1993.

NOTARY PUBLIC
My Commission Expires: 1-23-94

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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



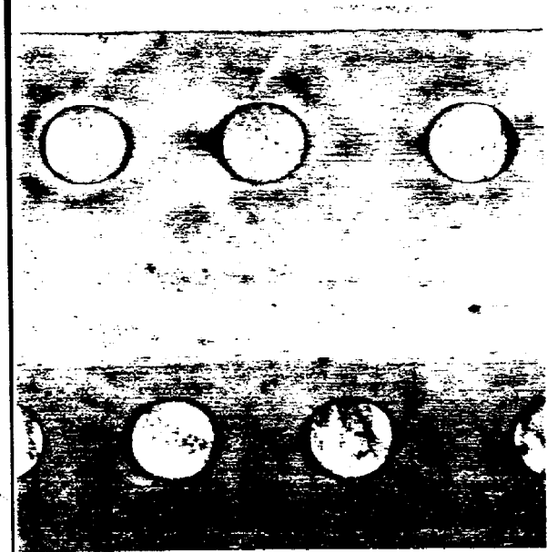
RECEIVED OF _____

FOR _____

BOOK 8896 PAGE 708

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



MAMT 100500.00
CON TX 371.85
PRFEE 1.00
WDEED 8.00
TOTAL 380.85
CHECK 380.85

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/26/93 01 09:14 0001 5911

0 3 3 8 8

IDENTIFICATION REFERENCE

MAR 26 9 16 AM '93

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

No.633384