STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $96,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF October 19 93

Notary Public

MY COMMISSION EXPIRES: 1/22/95
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201
File 31848

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James W. Fenton	First Tennessee Bank National	MAP 83-5
(NAME)	(NAME)	
1310 Stratton Avenue	P.O. Box 351	PARCEL 302
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Memphis, Tennessee 38101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Phillip A. Choate and John B. Choate

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James W. Fenton and wife, Joy Ann Fenton

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 23, Block B, on the Plan of F.O. Beasley's Additon to East Nashville, of record in Book 57, Page 85, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No 23 fronts 50 feet on the southerly margin of Stratton Avenue and extends back between parallel lines with a westerly margin of North 14th Street, formerly Ordway Avenue, 160.3 feet to an alley.

BEING the same property conveyed to Phillip A. Choate and John B. Choate by deed from Curtis Stuart Baker and wife Jill M. Baker of record in Book 7016, Page 747, Register's Office for Davidson County, TN.

The foregoing is the same legal description as appears in the previous deed of record.

79930
IDENTIF. & REFERENCE
93 NOV -1 AM 10:23
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

2094 11/01 0101 03CHECK 364.20

unimproved ( )
This is improved (X) property, known as 1310 Stratton Avenue, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, 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 hand s this 28th day of October 19 93

Phillip A. Choate By John Choate, Attorney in fact

Phillip A. Choate

John B. Choate

John B. Choate

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 John B. Choate, unmarried

the bargainor s, 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 28th day of October, 19 93.

Commission expires 1/27/95

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such, and attesting the same by the said as such.

Witness my hand and official seal at office at on this the day of 19 .

My commission expires

Notary Public

State of Tennessee
County of Davidson

BOOK 9133 PAGE 399

On this the 28 day of October, 1993, before me personally appeared John B. Choate to me known to be the person who executed the foregoing instrument in behalf of Phillip A. Choate as his Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said Phillip A. Choate.

Witness my hand and official seal at Nashville, Tennessee, this the 28th day of October, 1993

Notary Public

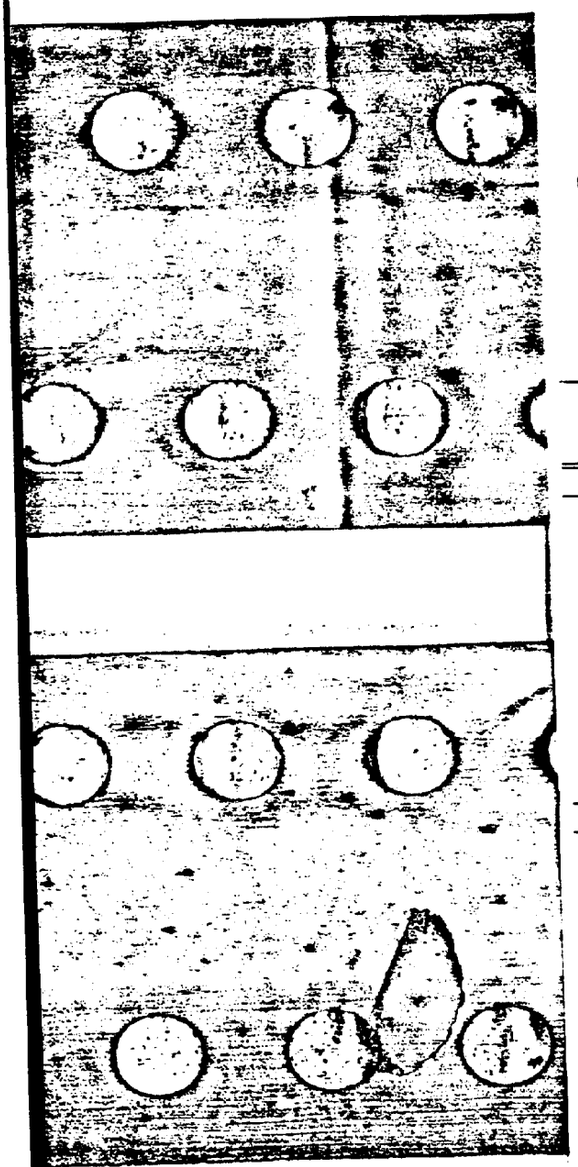
My Commission Expires: 1/27/95

WARRANTY DEED

FROM
Phillip A. Choate and John B. Choate

TO
James W. Fenton and wife, Joy Ann Fenton

RETURN TO:
Saturn & Mazer Title Services
212 Third Avenue, North
Nashville, Tennessee 37201 File 31848



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

RECEIVED OF _____

FOR _____

BOOK 9133 PAGE 400

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 96000.00
				CON TX 355.20
				PRFEE 1.00
				WDEED 8.00
				TOTAL 364.20
				CHECK 364.20
11/01/93	01			10:23 0001 2094

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

79930
IDENTIF. ↑ REFERENCE

93 NOV -1 AM 10: 23

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 715950