FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,000.00

Claude O. Wooten
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF March 1994.

Notary Public

MY COMMISSION EXPIRES: 11-20-97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAMES A. CARNEY, ATTORNEY, 905 STAHLMAN BLDG., NASHVILLE, TN 37201
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
Claude O. Wooten (NAME)	NO MORTGAGE ESCROW (NAME)	Tract I: Map 94-1 Parcel 196
701 S. 12th Street (STREET ADDRESS OR ROUTE NUMBER)	SEND TAX BILLS TO: (STREET ADDRESS)	Tract II: Map 94-1 Parcel 196A
Nashville, Tennessee 37206 (CITY) (STATE) (P.O. ZIP)	SAME (CITY) (STATE) (ZIP)	(Formerly Parcel 174)

FOR AND IN 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, Jack Paul Kelly, Jr.,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Claude O. Wooten,

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:

TRACT I: Map 94-1 - Parcel 196

Being Lot No. 196 on the Map of Payne, Blakemore and Cummings' Additon to Edgefield, now East Nashville, as of record in Book 57, page 70, Register's Office for said County.

Said Lot No. 196 fronts 50 feet 3 inches on the east side of South 12th Street and runs back 184 feet 5 inches on the south line and 190 feet on the north line along the south margin of Sevier Street to an alley on which it measures 50 feet.

TRACT II: Map 94-1 - Parcel 194A (Formerly Parcel 174)

Being Lot No. 195 on the Plan of Payne, Blakemore and Cummings' Additon to East Nashville, as of record in Book 57, page 70, Register's Office for said County, to which said plan reference is hereby made for a complete legal description of said lot.

Being the same properties conveyed to John Paul Kelly, Jr. by deed from Kenneth A. Kelly of record in Book 8506, page 348, Register's Office for Davidson County, Tennessee.

TRACT I: Improved property, commonly known as 701 S. 12th Street, Nashville, Tennessee 37206

TRACT II: Unimproved Lot at 703 S. 12th Street, Nashville, Tennessee, is used as an extension of yard for 701 S. 12th Street.

unimproved ( ) This is improved ( ) property, known as _____ (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 my hand this 16th day of March, 1994

Jack Paul Kelly, Jr.
JACK PAUL KELLY, JR.

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, James A. Carney, a Notary Public in and for said County and State, the within named Jack Paul Kelly, Jr.,

the bargainor, 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of March, 1994.

Commission Expires 11-23-97

James A. Carney Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

JACK PAUL KELLY, JR.

TO

CLAUDE O. WOOTEN

ATTORNEYS TITLE A Minnesota Title Company

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

30379

IDENTIFICATION REFERENCE

94 MAR 22 PM 12:23

FELIX A. WILSON REGISTER
DAVIDSON COUNTY, TN.

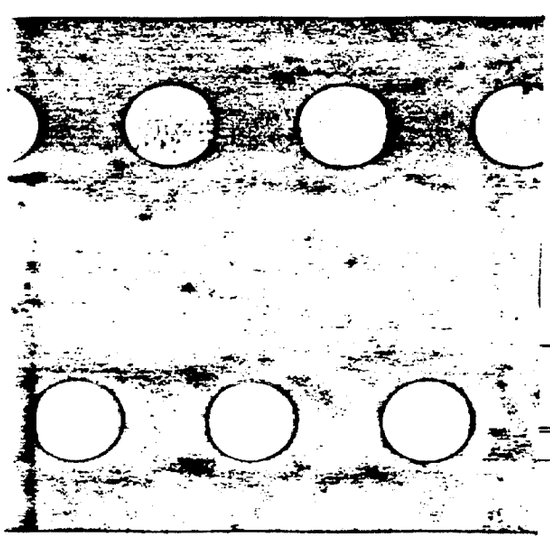
PICK-UP

4627 03/22 0101 03CHECK 64.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



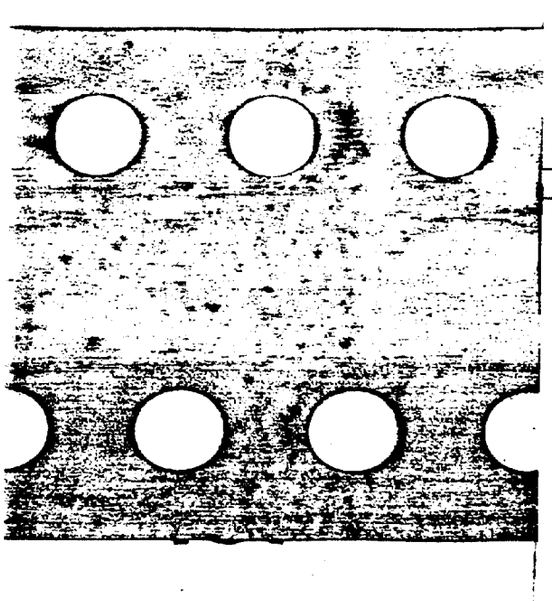
RECEIVED OF _____

FOR _____

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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	15000.00
CON TX	55.50
PRFEE	1.00
WDEED	8.00
TOTAL	64.50
CHECK	64.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 4627

30379
IDENTIFICATION REFERENCE

94 MAR 22 PM 12:23
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 769956