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WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 11,000.00

James A Tibbs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF APRIL 1994

Notary Public

MY COMMISSION EXPIRES: 1-29-97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Tibbs (NAME)	Same (NAME)	MAP 81-10
1215 EAST DIVISION ~~1741 24th Avenue North~~ (ADDRESS)	(ADDRESS)	PARCEL 93
MT JULIET 37122 ~~Nashville, TN 37208~~ (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	8DA12735

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, Macie M. Tibbs and Thomas Kidd, heirs at law of Ruthie Rosie Kidd Johnson, deceased,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James A. Tibbs

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 parts of Lot Nos. 32, 33 and 34 on the Map of Cobb's Subdivision of Lot No. 6 of the Harding Bosley Tract, as of record in Book 161, page 155, Register's Office for said County, described as follows:

Beginning at a point in the westerly margin of 24th Avenue North, at the intersection of the westerly margin of said 24th Avenue North and the northerly margin of Rose, formerly Yarbrough Street; thence with the northerly margin of said Rose Street, westwardly 150 feet to a point in the easterly margin of a 12 foot alley; thence with the easterly margin of said alley, northwestwardly 50 feet to the southwest corner of a part of Lot Nos. 32, 33 and 34 conveyed to Louise Rittenberry by deed from Lillie Bell Santi Ham, of record in Book 1335, page 97, said Register's Office; thence with the southern boundary line of said Rittenberry property, eastwardly 145 feet, more or less, to a point in the westerly margin of said 24th Avenue North; thence with the westerly margin of said 24th Avenue North, southwardly 50 feet to the beginning.

Being the same property conveyed to Kennard Johnson and wife, Ruthie Rosie Kidd Johnson by deed from D. E. Mallerneo, Jr. and wife, Mary Long Mallerneo of record in Book 2908, page 635, Register's Office for Davidson County, TN. The said Kennard Johnson having died and the property vested in Ruthie Rosie Kidd Johnson by estate by the entireties and she having since died and her heirs at law being Macie M. Tibbs and Thomas Kidd.

This conveyance is subject to any and all existing easements of record. Taxes for the year 1994 are prorated and assumed by the Grantee(s) herein. The legal description is the same as the previous deed of record.

unimproved ( )
is improved (X) property, known as 1741 24th Avenue North, Nashville, TN 37208
(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 6th day of April 19 94

Macie M Tibbs
Macie M. Tibbs

Thomas Kidd
Thomas Kidd

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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 Macie M. Tibbs and Thomas Kidd

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 6th day of April, 19 94.

Commission expires ~~May 24, 1997~~ 9-16-95

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_____.

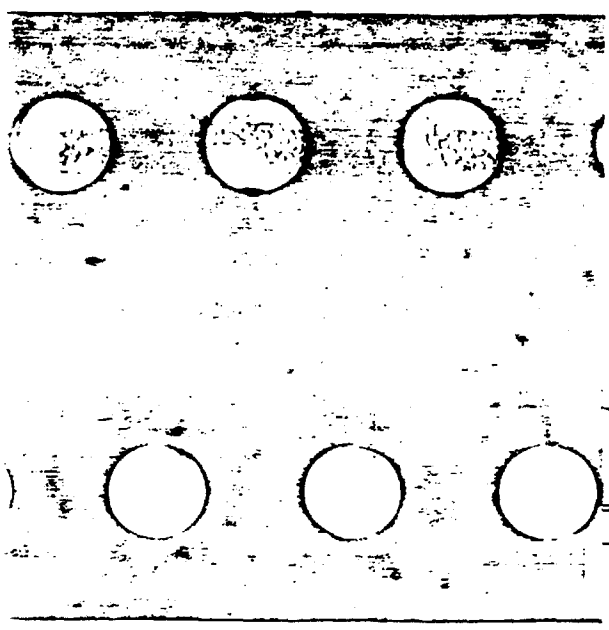
My commission expires _____

Notary Public

3334 04/12 0101 03CHECK 49.70

94 APR 12 PM 3:43
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE 38397



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 11000.00
CON TX 40.70
PRFEE 1.00
WDEED 8.00
TOTAL 49.70
CHECK 49.70

04/12/94 01 15:44 0001 3334

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38397
IDENTIF. & REFERENCE

94 APR 12 PM 3:43
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 778544