BOOK 9310 PAGE 705

PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (ljh) (Title No: 34977)
Dav. Co. File: Box 8

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/96

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 113850.00

Janet M. Younts
Affiant

Sworn and subscribed before me this
8th day of April, 1994.

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Janet M. Younts 206 51st Avenue N. Nashville, TN	SAME	103-03-274

WARRANTY DEED
(Corporate)

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **BJ Home Builders, Inc.**, a corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Janet M. Younts and Joanne F. Hayes, as tenants in common**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

To Wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of Fifty First Avenue North Subdivision, of record in Book 8250, page 145, Register's Office for said County.

Said Lot No. 2 fronts 55.52 feet on the easterly margin of Fifty First Avenue North and extends back between parallel lines 120.00 feet with the northerly margin of an alley.

Being part of the same premises conveyed to Jordan-Birdwell Properties, a Partnership composed of Clayton Jordon and Howard Birdwell by Quitclaim Deed from Howard Birdwell and wife, Carolyn Birdwell of record in Book 8706, page 104, said Register's Office and being the same premises conveyed from Jordan-Birdwell Properties, a partnership, to BJ Home Builders, Inc. by Warranty Deed of Correction of record immediately prior hereto.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This is improved property, known as: 206 51st Avenue N., Nashville, TN

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 8th day of April, 1994.

BJ Home Builders, Inc.

BY: _____
Title:

State of Tennessee
County of Davidson

Before me, the undersigned, personally appeared Benny Gaddis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as President (or other officer authorized to execute this instrument) of BJ Home Builders, Inc., the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office, in Nashville, Tennessee, this 8th day of April, 1994.

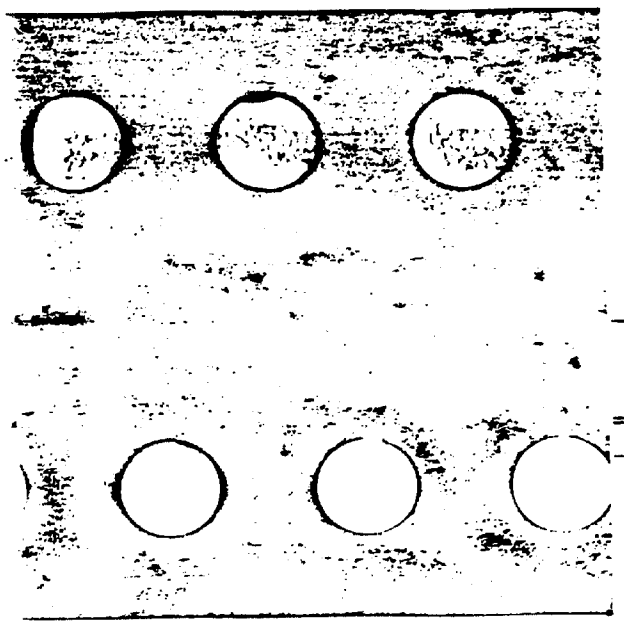
PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/96

Notary Public

My Commission Expires: _____

REGISTER'S OFFICE OF DAVIDSON COUNTY, TN.
94 APR 13 AM 10:00
38595
IDENTIFICATION
03C-E
430.25

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



RECEIVED OF _____

FOR _____

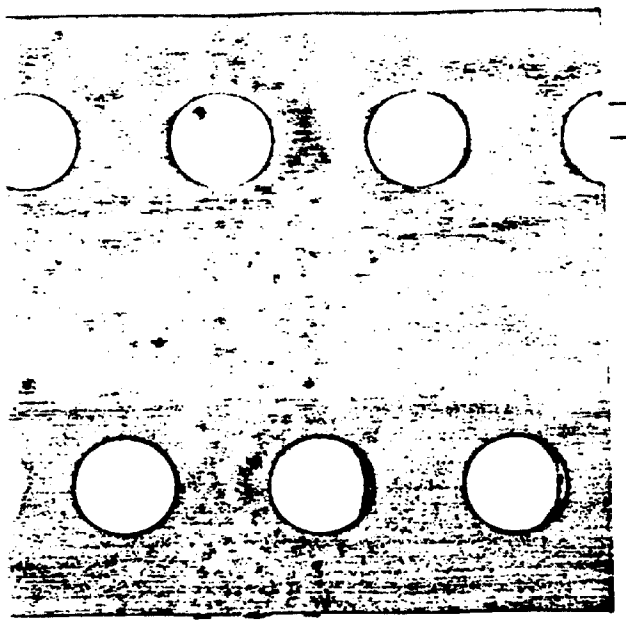
BOOK 9310 PAGE 706

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 113850.00
ERR CO
MAMT 113850.00-
CAMT 113850.00
CON TX 421.25
PRFEE 1.00
WDEED 8.00
TOTAL 430.25
CHECK 430.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



38595
IDENTIF. & REFERENCE

94 APR 13 AM 10:00
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 778755