ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Julian Mark Earnest	First Security Bank of Tennessee	MAP and PARCEL
Jennifer M. Earnest	Attn: Tax Dept.	
2914 Simmons Avenue	616 Marriott Drive	119-14-36
Nashville, TN 37211	Nashville, TN 37214	

This instrument prepared by: Cindy S. Smith, Attorney, Royal Elm Office Park
2605 Elm Hill Pike, Suite C, Nashville, Tennessee 37214 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Catherine L. Hunter, unmarried**, (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Julian Mark Earnest and Jennifer M. Earnest, husband and wife** (the "Grantees"), 284.6[illegible] Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

BEING Lot 33 of Block E on the plan of Woodbine Courts, Section 2, not of record, described according to a survey made by Blanchard and Parrish, Engineers, as follows:

BEGINNING on the easterly margin of Simmons Avenue at the corner of Lots Nos. 32 and 33; thence with the line between said two lots, eastwardly 150 feet to the westerly line of Lot No. 34; thence with the line between Lots Nos. 33 and 34 southwardly 105.5 feet to the northerly margin of Tanksley Avenue; thence with said Avenue, westwardly 101.1 feet to the beginning of a curve; thence around said curve in a northwesterly direction 77.4 feet to the easterly margin of Simmons Avenue; thence with said Avenue, northwardly 56.6 feet to the beginning.

BEING the same property conveyed to Joe H. Hunter and wife, Catherine L. Hunter by deed from Rebecca Young Maner, single, of record in Book 5945, Page 706, Register's Office, Davidson County, Tennessee. The parties later divorced and the said Joe H. Hunter quitclaimed his interests in the said property to Catherine L. Hunter by quitclaim deed appearing of record in Book 8399, Page 400, said Register's Office.

This is property with a common address of 2914 Simmons Avenue, Nashville, TN 37211.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $74,500.00

Julian Mark Earnest
Affiant

Subscribed and sworn before me this 15th day of June, 1994.

Notary Public

My Commission Expires: 11-20-96

NOTARY PUBLIC LARGE COUNTY TENNESSEE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **15th** day of **June, 1994**.

BOOK 9381 PAGE 465

Catherine L. Hunter

Catherine L. Hunter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Catherine L. Hunter, unmarried** , with whom I am personally acquainted, or who 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 **15th** day of **June, 1994**.

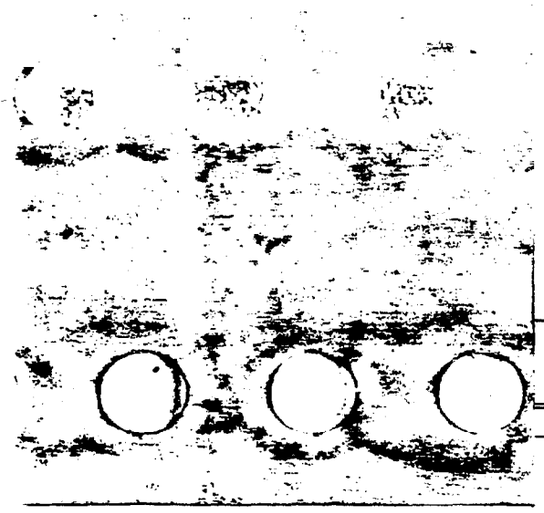
Notary Public
My Commission Expires: 7/23/94

File No. 9406-223

62179
IDENTIF. ↑ REFERENCE

94 JUN 17 PM 12:33
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

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



RECEIVED OF _____

FOR _____

BOOK 9381 PAGE 466

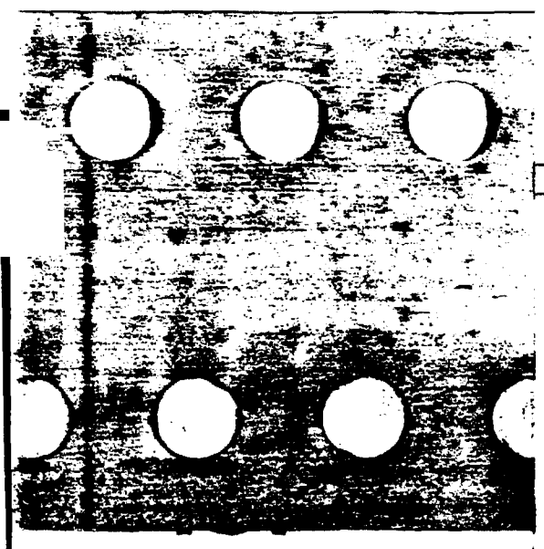
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 74500.00
CON TX 275.65
PRFEE 1.00
WDEED 8.00
TOTAL 284.65
CHEC(284.65

06/17/94 01 12:33 (001 7309

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



62179
IDENTIF. ↑ REFERENCE

94 JUN 17 PM 12:33
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 804042