Box 16 (DJH)

This Instrument Prepared By:
BAKER, WORTHINGTON,
CROSSLEY & STANSBERRY
1700 Nashville City Center
511 Union Street
Nashville, Tennessee 37219

BOOK 9500 PG 573

WARRANTY DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map & Parcel Nos.:
Charles R. Jones	Same	Map: 104-11
1109 Elkader Court		Parcel 413
Antioch, Tennessee 37013		

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, SISTERS OF MERCY OF NASHVILLE, TENNESSEE, INC. (formerly Sisters of Mercy), a not-for-profit corporation organized under the laws of the State of Tennessee being one and the same as the Sisters of Mercy described in Book 4257, page 317, Register's Office for Davidson County, Tennessee, being one and the same as The Sisters of Mercy of Nashville Tenn. described in Book 306, page 104, said Register's Office, and being one and the same as the Sisters of Mercy Nashville Tenn described in Book 303, page 413, said Register's Office ("Grantor"), has bargained and sold and does hereby transfer and convey unto CHARLES R. JONES, married ("Grantee"), and his heirs and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "Property"):

> Land in the 1st Civil District of Davidson County, Tennessee, being Lot 2 of the Plat of the Resubdivision of Lot 2 of Saint Bernard's Subdivision prepared by MEC, Inc., dated August 17, 1994, of record in Book 7900, page 814, the Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey made by MEC, Inc., dated August 17, 1994, as follows:
>
> Beginning at the northwest corner of the herein described tract, said point also being the northeast corner of Lot 1, St. Bernard Subdivision, as recorded in Book 7889, Page 665, Register's Office for Davidson County, Tennessee;
>
> Thence, S 83°-08'-31" E, 453.48 feet;
> Thence, S 06°-39'-07" W, 151.24 feet;
> Thence, S 83°-07'-15" E, 252.89 feet;
> Thence, N 89°-41'-39" E, 59.89 feet;
> Thence, S 83°-07'-15" E, 105.00 feet to the westerly margin of 21st Avenue South;

Thence, along said margin S 04°-04'-11" W, 40.03 feet;
Thence, leaving the margin of 21st Avenue South N 83°-07'-15" W, 106.96 feet;

Thence, N 75°-56'-09" W, 59.89 feet;
Thence, N 83°-07'-15" W, 284.73 feet;
Thence, S 06°-39'-07" W, 153.73 feet to the northerly margin of Bernard Avenue;

Thence, along said margin N 83°-35'-47" W, 421.55 feet
Thence, leaving Bernard Avenue N 06°-39'-07" E, 333.30 feet to the Point of Beginning and containing 3.63 acres or 157,910 square feet.

Being part of the same property conveyed to the Sisters of Mercy by deed of record in Book 4257, page 317, Register's Office for Davidson County, Tennessee, and a portion of the property conveyed to the Sisters of Mercy of Nashville Tenn. by deed of record in Book 306, page 104, said Register's Office, and a portion of the property conveyed to the Sisters of Mercy Nashville Tenn by deed of record in Book 303, page 413, said Register's Office.

This is improved property known as 2021 21st Avenue North, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining to the said Grantee, his heirs and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple; that it has good right to sell and convey the same; and that the same is unencumbered, except as follows: (the "Permitted Liens"):

1. Real Property Taxes for the year 1994, which are subject to assessment to a non-exempt taxpayor on a pro-rated basis for such year pursuant to the provisions of T.C.A. §67-5-201. Taxes for subsequent years are liens which are not yet due and payable.

2. All matters shown on the Plat of the Resubdivision of Lot 2 of Saint Bernard's Subdivision prepared by MEC, Inc., dated August 17, 1994, of record in Book 7900, page 814, Register's Office for Davidson County, Tennessee.

3. Easement contained in the Right-of-Way Deed for Highway Purposes of record in Book 4730, page 526, Register's Office for Davidson County, Tennessee.

4. Encroachment Easement Agreement dated October 10, 1994, of record in Book 9489, page 103, Register's Office for Davidson County, Tennessee.

5. Non-Exclusive, Perpetual, Joint User Ingress and Egress Easement Agreement dated October 10, 1994, of record in Book 9489, page 106, Register's Office for Davidson County, Tennessee.

6. Storm Water Detention Agreement dated October 10, 1994, of record in Book 9493, page 943, Register's Office for Davidson County, Tennessee.

AND Grantor does further covenant and bind itself, its successors, and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever, subject to the Permitted Liens.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 22 day of October, 1994.

GRANTOR:

SISTERS OF MERCY OF
NASHVILLE, TENNESSEE, INC.
a not-for-profit corporation

By: Sister Jeannine Curley, R.S.M.
Sister Jeannine Curley, R.S.M.
President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Seven Hundred Thousand and No/100 Dollars ($700,000.00).

Sister Jeannine Curley, R.S.M.
AFFIANT

Sworn to and subscribed before me this 22nd day of October, 1994.

Madaleva M. Partenope
NOTARY PUBLIC

My Commission Expires:

MAR. 25, 1995

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 9500 PG 576

Before me, MADALEVA M. PARTENOPE of the state and county aforementioned, personally appeared Sister Jeannine Curley, R.S.M., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the President of Sisters of Mercy of Nashville, Tennessee, Inc., the within named bargainor, a not-for-profit corporation, and that she as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 22nd day of October, 1994.

Madaleva M. Partenope
NOTARY PUBLIC

My Commission Expires:

My Commission Expires MAR. 25, 1995

0966 10/24 0101 03CHECK 2607.00

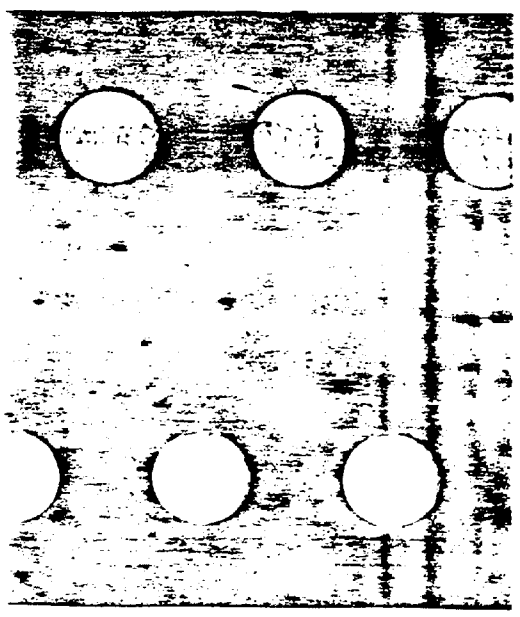
02408

IDENTIFICATION REFERENCE

94 OCT 24 PM 3:31

REGISTER
DAVIDSON COUNTY, TN.

BWDJH2.3921
09/12/94(whr)



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

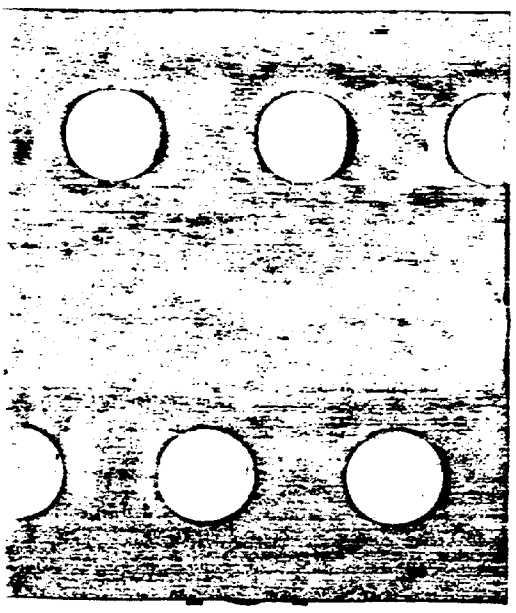
RECEIVED OF _____

FOR _____

BOOK 9500 PG 577

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 700000.00
CON TX 2590.00
PRFEE 1.00
BANK 16.00
VOID
TDEED 16.00-
WDEED 16.00
TOTAL 2607.00
CHECK 2607.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/24/94 01 15:31 0001 0966

94 OCT 24 PM 3:31

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

02408
IDENTIF. # REFERENCE

No. 847125