BOOK 9676PG513

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:

WAYNE STEVENS AND BRUCE
BODOR, TRUSTEES
P.O. Box 8.
GREENBRIER, TN 37073

SEND TAX BILLS TO:

SAME

MAP/PARCEL NUMBER:

MAP 60-16, PARCELS
175 AND 182

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER, IS $40,500.00.

Wayne Stevens, Trustee
AFFIANT

Subscribed and sworn to me, this the 17 day of MAY, 1995.

DENISE C. ALLIS NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

Denise C. Allis
Notary Public

My commission expires: 5-11-96

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 considerations, the receipt and sufficiency of which are hereby expressly acknowledged, I, FRANCES MILES HICKS, A WIDOW, UNMARRIED, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said WAYNE STEVENS AND BRUCE BODOR, TRUSTEES OF THE JONES AVENUE LAND TRUST, said Trust being evidenced by that certain Land Trust Agreement dated and executed May 16, 1995, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 2719 JONES AVENUE, NASHVILLE, TN.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, THEIR successors, heirs and assigns forever, I

covenant that I AM lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

I further covenant and bind MYSELF AND MY heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS MY HAND this 17 day of MAY, 1995.

Frances Miles Hicks
FRANCES MILES HICKS

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRANCES MILES HICKS, the within named BARGAINOR, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that SHE executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 17 day of MAY, 1995.

Denise C. Allis
notary public

My commission expires: 5-11-96

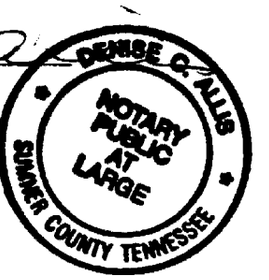


EXHIBIT 'A'

TRACT NO. ONE: Being Part of Lot No. 1 on the Final Plan of Joywood Heights, Section III, not of record, described as follows:

Beginning at a monument located 661.3 feet east from a monument in the East Margin of Jones Avenue, which is located 470.5 feet from the Northeast margin of Dellway Avenue; thence S 2 deg. 15' west 186.5 feet to a monument in the southeast corner of land marked "Reserved Parcel A"; thence N. 80 deg. 12' west 276.8 feet to a monument in the southjeast corner of parcel deeded to Shirley F. Cordell, et ux by deed from Dan C. Hicks, et ux, thence North 8 deg. 30' east 111.5 feet to a monument in the northeast corner of parcel deeded to Shirley F. Cordell, et ux; thence north 79 deg. 43' west 117 feet, more or less to a point; thence north 1 deg. 27' west 65.4 feet to a point; thence south 81 deg. 30' east 383.3 feet to the point of beginning.

TRACT NO. TWO: Being Lot No. 2 on the Plan of Joywood Heights, Section No. 3, not of record, described according to a survey made by W.W. Turner Company, Engineers, March 14, 1947, as follows:

Beginning on the westerly line of the Frank Alley property, at a point 186.5 feet north of the northeast corner of the plan of Joywood Heights, Section 2-A, not of record in Book 1424, page 20, Register's Office for said County, being the corner of lots Nos. 1 and 2, thence with said Alley's westerly line, north 2 deg. 15' east 165 feet to the southerly margin of an unnamed street; thence with said street, north 81 deg. 30' west 619 feet to the beginning of a curve; thence around said curve, with a radius of 25 feet, southwestwardly 39.3 feet to the easterly margin of Jones Avenue; thence with said Avenue, southwardly 138.5 feet to the corner of Lots Nos. 1 and 2; thence with the line between said two lots, south 81 deg. 30' east 661.8 feet to the beginning, containg 2.46 acres, more or less.

Being the same two tracts of land conveyed to John W. Hicks and wife, Frances Miles Hicks, by Warranty Deed from Dan C. Hicks and wife, Ada R. Hicks, of record in Book 4302, page 807, Register's Office for Davidson County, Tennessee, and by Warranty Deed from Luther B. Lynn and wife, Margaret Grace Lynn, of record in Book 2344, page 507, said Register's Office, the said John W. Hicks having since died, the property vests by operation of law in his surviving spouse, Frances Miles Hicks, the Grantor herein.

Subsequent to the date of the Deeds to John W. Hicks and wife, above stated, Tract No. One was incorporated into a portion of the property as shown on the Plan of the Resubdivision of Lot #1 of Joywood Heights, of record in Book 3842, page 242, said Register's Office,

EXHIBIT 'B'

1. Real property taxes for 1995 and all future years.

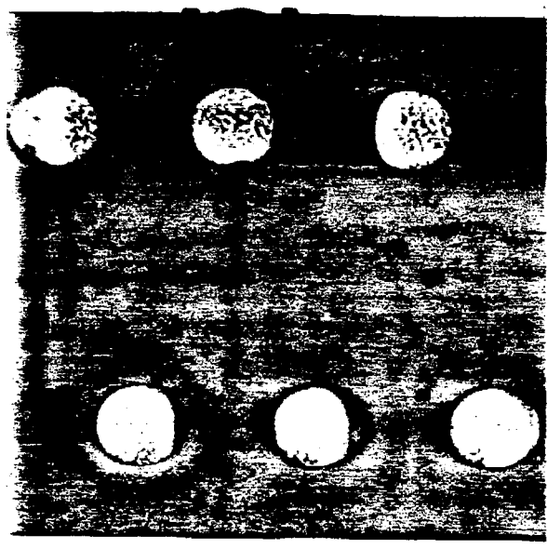
2. All matters set forth on the Plan of record in Book 3842, page 242, said Register's Office, with regard to Tract No. One above, including any and all setback lines, easements, etc., as shown thereon.

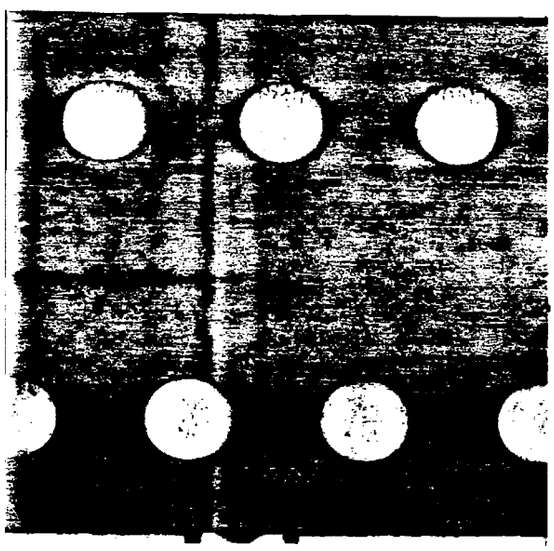
3. Unrecorded easements for roads and utilities, if any.

95 MAY 19 AM 9:36
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

2727 05/19 0101 03CHECK 162.

IDENTIF. + REFERENCE
00062329





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

RECEIVED OF _____

FOR _____

BOOK 9676PG516

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 40500.00
CON TX 149.85
PRFEE 1.00
WDEED 12.00
TOTAL 162.85
CHECK 162.85

05/19/95 01 09:38 0001 2727

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0062329
IDENTIF. ↑ REFERENCE

95 MAY 19 AM 9:36
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 912077