File #13091

First Title and Escrow Company, Inc.
File Box 9-B

WARRANTY DEED

BOOK 9679 PG 46

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
WILBUR H. JENNINGS	New Owner	Map 116-11
(NAME)	(NAME)	
422 Sunnyside Drive		Parcel 38
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205		Field Book BM3895
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, SUE ELLEN GULBENK JUSTUS, Married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILBUR H. JENNINGS AND WIFE, CAROLE E. JENNINGS

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in the 7th Civil District of Davidson County, Tennessee, being the northerly 88 feet of Lot 6, all of Lot 7 and the southerly 12 feet of Lot 8, of Block E, on the Map of Honeywood Subdivision of the Malone Property, not of record, described as follows:

Beginning at a point in the east margin of Sunnyside Drive, 12 feet north of the northwest corner of Lot 5, and being the northwest corner of property heretofore conveyed to Bruce I. Crabtree and wife, by deed recorded in Book 1880, page 342, of the Register's Office of Davidson County, Tennessee, and running thence in a northerly direction with the east margin of Sunnyside Drive 200 feet to a point, 12 feet north of the southwest corner of Lot 8, and being the southwest corner of property heretofore conveyed to John F. House by deed of record in Book 2241, page 425, of said Register's Office ; thence with House's southerly line 197 feet, more or less, to a stone wall, House's southeast corner; thence in a southerly direction with said stone wall 200 feet to a point, Crabtree's northeast corner; and thence, with Crabtree's north line, 196 feet, more or less, to the point of beginning.

Being the same property conveyed to Sue Ellen Gulbenk Justus by deed from Margaret Henry Joyce, a widow of record in Book 6818, page 98, said Register's Office.

This conveyance is made subject to: (1) 1995 Taxes, which have been prorated and assumed by the Grantees.

James W. Justus, III, spouse of Sue Ellen Gulbenk Justus, joins in the execution of this instrument for the purpose of conveying any interest he may have in the subject property by virtue of his marriage to the said Sue Ellen Gulbenk Justus.

This is unimproved ( ) improved (XX) property, known as 422 Sunnyside Drive, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 18th day of May, 19 95

Sue Ellen Gulbenk Justus
SUE ELLEN GULBENK JUSTUS

James W. Justus, III
James W. Justus, III

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SUE ELLEN GULBENK JUSTUS with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 19th day of May, 19 95.

My commission expires 11/20/96 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James W. Justus, III with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposed therein contained.

Witness my hand at office, this 18th day of May, 1995.

My commission expires 11/20/96 Notary Public

95 MAY 23 PM 1:35
REGISTER
COUNTY, TN.

IDENTIF. & REFERENCE

00631171

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 703,250.00

Sue Ellen Gulbenk Justus
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF May 19 95

MY COMMISSION EXPIRES: 11/20/96
(AFFIX SEAL)

Notary Public

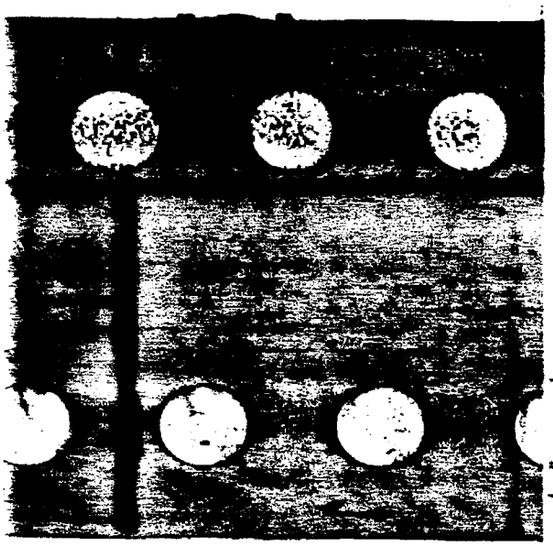
WARRANTY DEED

FROM
SUE ELLEN GULBENK JUSTUS

TO
WILBUR H. JENNINGS AND WIFE,
CAROLE E. JENNINGS

J702 05/23 0101 03CHECK 2610.

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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

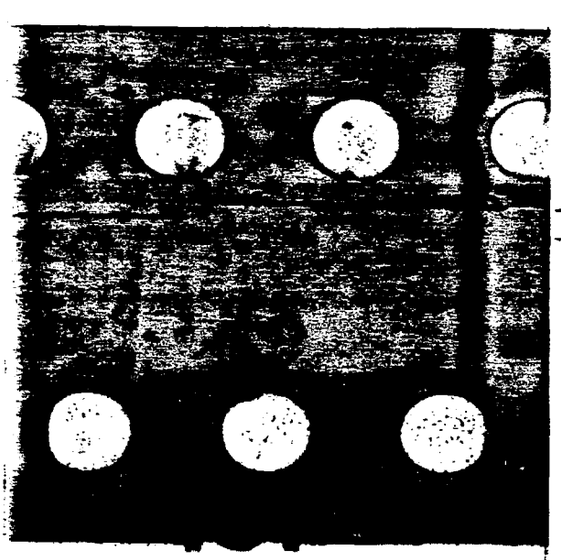
RECEIVED OF _____

FOR _____

BOOK 9679 PG 48

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
703250.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 2601.84

PRFEE 1.00
WDEED 8.00
TOTAL 2610.84
CHECK 2610.84

00631711
IDENTIF. ← REFERENCE

95 MAY 23 PM 1:35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

05/23/95 01 13:36 0001 3702

No. 913044