This Instrument Prepared By:
Gary W. Temple
Attorney at Law
4211 Gallatin Rd.
Nashville, TN 37216

Address New Owner(s)	Send Tax Bills To	Map-Parcel Numbers
H.D. Estes 723 Powers Avenue Nashville, TN 37206	SAME	Map Parcel

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, Eva Juanita Vantrease, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to H. D. Estes, (the "Grantee"), Grantee's heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in exhibit A, which is attached hereto and incorporated herein by this reference (the "Properties").

This is improved property, known as 723 Powers Avenue, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever. Grantor covenants with the Grantee that the Grantor is lawfully seized and possessed of the property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein above.

The Grantor further covenants and bind himself, his successors, and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this deed this Aug 18 day of August, 1995.

Eva Juanita Vantrease
Eva Juanita Vantrease

IDENTIFICATION REFERENCE

95 AUG 28 PM 12:31

REGISTER

PICK-UP

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Sara Temple, a Notary Public, Eva Juanita Vantrease, with whom I am personally acquainted and who acknowledges that he executed the foregoing instrument for the purposes therein contained.

Witness my hand, this 18 day of August, 1995.

Sara Temple
Notary Public

MY COMMISSION EXPIRES: 11/20/96



STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $38,000.00

Eva Juanita Vantrease
Affiant

Subscribed and sworn before me this 18 day of August, 1995.

Sara Temple
NOTARY PUBLIC

My commission expires: 11/20/96

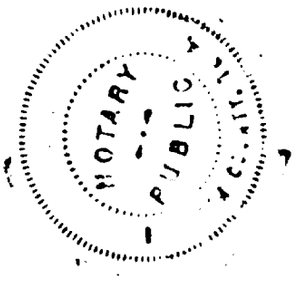


EXHIBIT A

BEING the easterly part of Lots Nos. 1 and 2 of Block 4 on the Map of Tillman's Subdivision No. 1, of record in Book 1130, page 29, Register's Office for said County, and described according to a copy of a survey thereof made by James A. Hamilton, Jr., March 2, 1947, as follows:

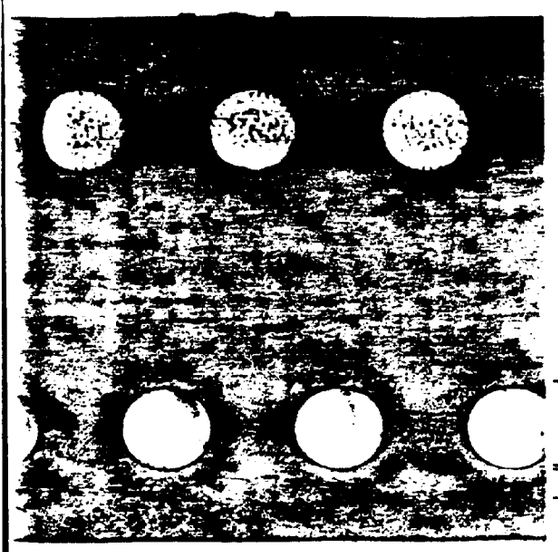
BEGINNING at a point in the westerly margin of Powers Avenue at the common corner of Lots Nos. 2 and 3; thence with the line between said lots westerly 150 feet to a point 245 feet east of the easterly margin of Porter Road, said point being the southeast corner of the property conveyed to James R. Cherry by deed from the John W. Johnson and wife, of record in Book 1449, page 171, said Register's Office; thence with the easterly line of said Cherry property, northerly 139.5 feet, more or less, to the southerly margin of Tillman Avenue; being 200 feet east of the easterly margin of Porter Road; thence with the southerly margin of Tillman Avenue, easterly 132.55 feet to a concrete monument set at the beginning of a curve; thence around said curve, having a radius of 20 feet, to a concrete monument set in the westerly margin of Powers Avenue; thence with the margin of the southerly 140 feet to the point of beginning, same except that part of the northeast corner of Lot No. 1 taken for the curve of Powers Avenue into Tillman Avenue, as shown on the said survey.

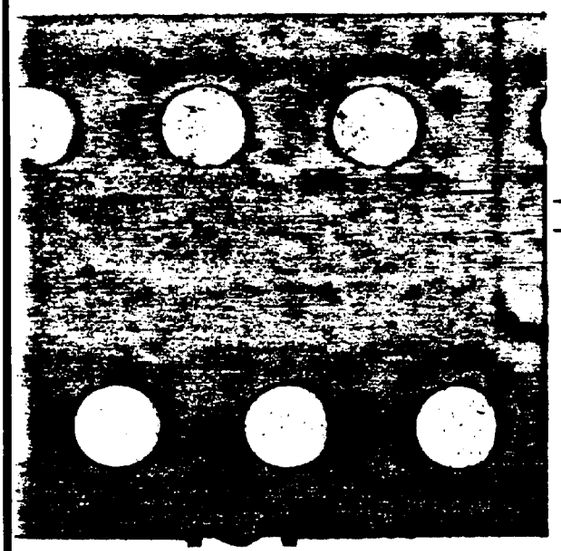
BEING the same real property conveyed to Frank Eugene Jones, Jr., and wife, Carlene Jones, by deed from Lacey Cathey, of record in book 2408, Page 229, Register's Office for said County.

BEING the same property conveyed to Eva Juanita Vantrease, by Deed from Frank Eugene Jones, Jr., and wife, Carlene Jones of record in Book 2734, Page 319, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to fifteen-foot building setback line from Tillman Avenue, 30 foot building setback line from Powers Avenue, and easement for sanitary sewer along rear line of premises, as shown on plan of Tillman's Subdivision, Part One, of record in book 1130, page 29, Register's Office for Davidson County, Tennessee, and restrictive covenants contained in an instrument executed by Jane T. Hardy et al, of record in book 1181, Page 124, said Register's Office.

7277 08/28 0101 03CHECK 157.50





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

RECEIVED OF _____

FOR _____

BOOK 9775 PG 225

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	38000.00
CON TX	140.60
PRFEE	1.00
MDEED	16.00
TOTAL	157.60
CHECK	157.60

08/28/95 01 12:30 0001 7277

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0093906
IDENTIF. ↑ REFERENCE

95 AUG 28 PM 12:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 946209