WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $21,000.00

Affiant

Sworn to and subscribed before me this 6 day of Sept., 1995.

NOTARY PUBLIC

My Commission Expires: 9-26-98

This instrument prepared by:

ROBERT F. SPANN, Attorney
First American Center, Suite 1545
315 Deaderick Street
Nashville, Tennessee 37238-1545
615/242-2525

PICK-UP

95 SEP -7 AM 8:58
FELIX Z. WILSCHII REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0097558

ADDRESS - NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Keith Deere	Same	Map 72-11
1600 Essex Ave		Par. 399
Nashville, TN 37216		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jimmy Dean Bridges, hereinafter called Grantor, has bargained and sold, and by these presents does transfer and convey unto Keith Deere, unmarried, hereinafter called Grantee, his heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot 210 on the Plan of Water's Place on Maxey Lane, as of record in Book 332, page 136 and 137, Register's Office for said County.

Said Lot No. 210 fronts 53 feet on the southerly side of Essex Avenue and runs back between lines, 150 feet on the easterly line and 150.3 feet on the westerly line, and runs along the easterly margin of McKinney Avenue to an alley in the rear, measuring 63.8 feet thereon.

Being the same property conveyed to Jimmy Dean Bridges by deed from Richard Hamilton and wife, Terri S. Hamilton of record in Book 9787, page 117, Register's Office for Davidson County, Tennessee.

This is improved property known as 1600 Essex Avenue, Nashville, Tennessee 37216.

This conveyance is made subject to all easements, covenants, reservations, and restrictions which may be of record in said Register's Office.

The above described property is not the place of usual residence of the Grantor herein.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, his heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

WITNESS our hands this 6 day of Sept, 1995.

Jimmy Dean Bridges
JIMMY DEAN BRIDGES

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Jimmy Dean Bridges, the Bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

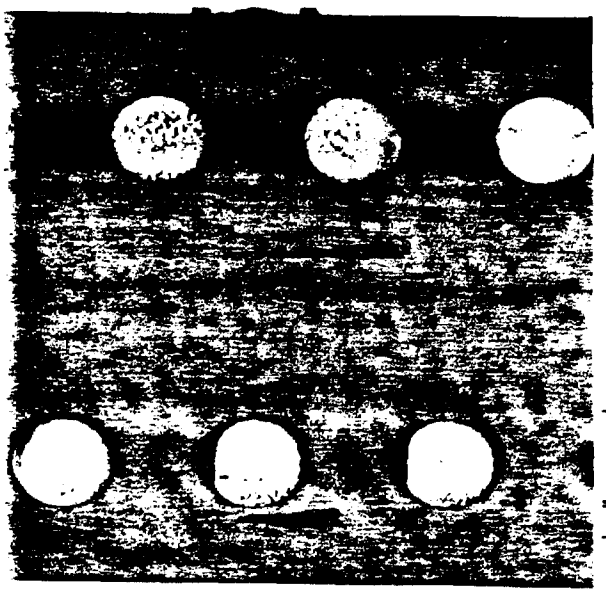
WITNESS my hand and official seal this 6 day of Sept, 1995.

ROBERT F. SPANN NOTARY PUBLIC DAVIDSON CO.

NOTARY PUBLIC

My Commission Expires: 9-26-98

1144 09/07 0101 03CHECK 86.70



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

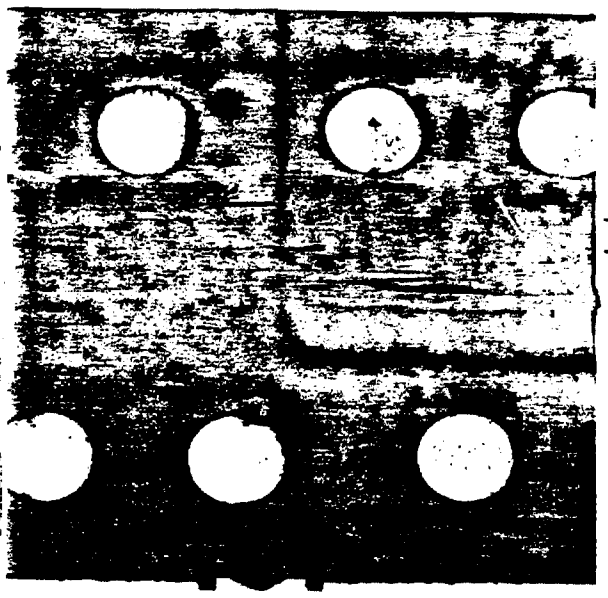
RECEIVED OF _____

FOR _____

BOOK 9787 PG 122

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 21000.00
CON TX 77.70
PRFEE 1.00
WDEED 8.00
TOTAL 86.70
CHECK 86.70

09/07/95 01 08:59 0001 1144

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0097558
IDENTIF. ↑ REFERENCE

95 SEP -7 AM 8:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.950038