This Instrument Prepared By: Charles R. Niewold, Attorney
214 Third Avenue, North
Nashville, TN 37201
(615) 244-2070

BOOK 9927 PG 471

STATE OF FLORIDA)
COUNTY OF LEE)

The actual consideration or value, whichever is greater, for this transfer is $15,590.98.

Elaine R. Jett -- Affiant

Sworn to and subscribed before me this 12 day of ~~December, 1995~~. January, 1996. Elaine R. Jett

My Commission Expires:

JUDITH S. PETERS
MY COMMISSION # CC 4[illegible]
EXPIRES: November 5, 1998
Bonded Thru Notary Public Underwriters

Notary Public JUDITH S. PETERS.

FL DR LIC USED AS ID.

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO:
Earl J. Porter, Jr., et al 214 Third Avenue, North Nashville, TN 37201	SAME	Map 93-123 Parcel 174

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, ELAINE R. JETT, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto EARL J. PORTER, JR., PHILIP W. DUER, CHARLES R. NIEWOLD and MARY ARLINE EVANS, hereinafter called the Grantees, their heirs and assigns, all of my interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in the City of Nashville, Davidson County, Tennessee, being part of Lot No. 26 on the Plan of the Original Town of Nashville, not of record and being shown on the Plan of the Foster property, marked "Store No. 214" on the East side of College Street, now Third Avenue, North, the plan of said Foster Property being of record in Book 161, page 38, Register's Office for said County, and described as follows:
>
> BEGINNING at a point in the easterly margin of Third Avenue, North, 59 feet 9 inches South of the southerly margin of Bank Alley, being the southwest corner of the property conveyed to C.M. Hunt, Trustee, by deed of record in Book 675, page 132, said Register's Office, thence along Hunt's southerly line, easterly 107 feet more or less to the westerly margin of an alley; thence with the margin of said alley, southerly 21 feet 6 1/2 inches to the northeast corner of the property decreed to G.W. Pyle, Trustee, by decree of record in Minute Book 77, page 361, of the Chancery Court at Nashville; thence

along what was Pyle's northerly line, westerly 107 feet more or less, to the easterly margin of Third Avenue, North; thence with the margin of said Avenue, northerly 21 feet 6 1/2 inches to the beginning.

Being the same property conveyed to Mary Arline Evans and Elaine R. Jett by deed from Michael F. Mondelli of record in Book 8210, page 647, Register's Office for Davidson County, Tennessee.

This is improved property known as 214 Third Avenue, North, Nashville, Tennessee 37201.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever, and I do covenant with the said Grantees 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 and representatives, to warrant and forever defend the title to the said land to the said Grantees, their 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 my hand this 12th day of ~~December, 1995~~ January, 1996. Elaine R Jett

Elaine R. Jett
ELAINE R. JETT

1217 01/25 0101 03CHECK 66.69

0144034
IDENTIF. & REFERENCE

96 JAN 25 PM 1:49
FELIX T. WILSON II REGISTER
DAVIDSON COUNTY, TN.

STATE OF FLORIDA)
COUNTY OF LEE)

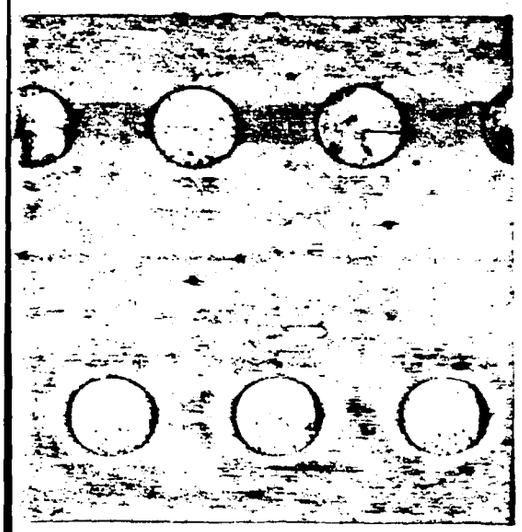
Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared ELAINE R. JETT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged she is the within named Bargainor, and that she executed the foregoing instrument for the purposes therein contained, by signing her name thereto.

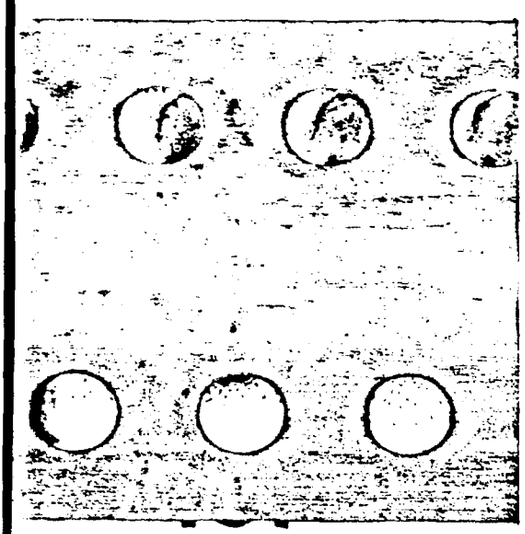
Witness my hand and seal, at office in LEE COUNTY, Florida, this the 12 day of ~~December, 1995~~ JANUARY, 1996.

Judith S. Peters
NOTARY PUBLIC JUDITH S. PETERS

My Commission Expires:

JUDITH S. PETERS
MY COMMISSION # CC 416402
EXPIRES: November 5, 1998
Bonded Thru Notary Public Underwriters





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9927 PG 473

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 15590.98
CON TX 57.69
PRFEE 1.00
WDEED 8.00
TOTAL 66.69
CHECK 66.69

01/25/96 01 13:52 0001 1217

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0144034
IDENTIF. ↑ REFERENCE

96 JAN 25 PM 1:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 999483