BOOK 9990 PG 380

Exh 40-2

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE }
COUNTY OF Davidson }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,500.00

James H. Young
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF March, 1996

Anne H. Lake
NOTARY PUBLIC

My Commission expires: 7/13/97

THIS INSTRUMENT PREPARED BY

Robert F. Doyle, Attorney, 613 Woodland Street, Nashville, Tennessee, 37206
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
James H. Young, Et ux	James H. Young, Et ux	Map 93-16
(NAME)	(NAME)	
77 Donelson Street	77 Donelson Street	Par. 356
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee. 37210	Nashville, Tennessee. 37210	14W-04585
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 37,500.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

J. D. BURNETT AND WIFE, CARRIE BELL BURNETT

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

JAMES H. YOUNG AND WIFE, WILLIE JEAN YOUNG

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 11 of Block "C" on the Plan of Hermitage Addition to Nashville, as of record in Book 57, pages 42 and 43, Register's Office for said County.

Said Lot No. 11 fronts 50 feet on the easterly side of Donelson Street and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to T. C. Jones and Dewey Burnett by Deed from Annie D. Foster and Pauline Lake of record in Book 5203, page 895, Register's Office for Davidson County, Tennessee. The said Dewey Burnett being one and the same person as J. D. Burnett. By deed of record in Book 5784, page 988, said Register's Office T.C. Jones conveyed his interest in subject property to J. D. Burnett.

This is unimproved ( ) improved (X) property, known as 77 Donelson Street, Nashville, Tennessee. 37210
(House Number) (Street) (City) (State) (Zip)

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 22nd day of March, 1996.

J. D. Burnett

Carrie Bell Burnett

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named J. D. Burnett aka Dewey Burnett and Carrie Bell Burnett, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 22nd day of March, 1996.

My Commission expires:
11-22-97

John A. Baker
Notary Public

STATE OF TENNESSEE }
County of }

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

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

STATE OF TENNESSEE }
County of }

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

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

96 MAR 26 11 08 AM
FELIX Z. [illegible]
DAVIDSON COUNTY

0163826
IDENTIF. & REFERENCE

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

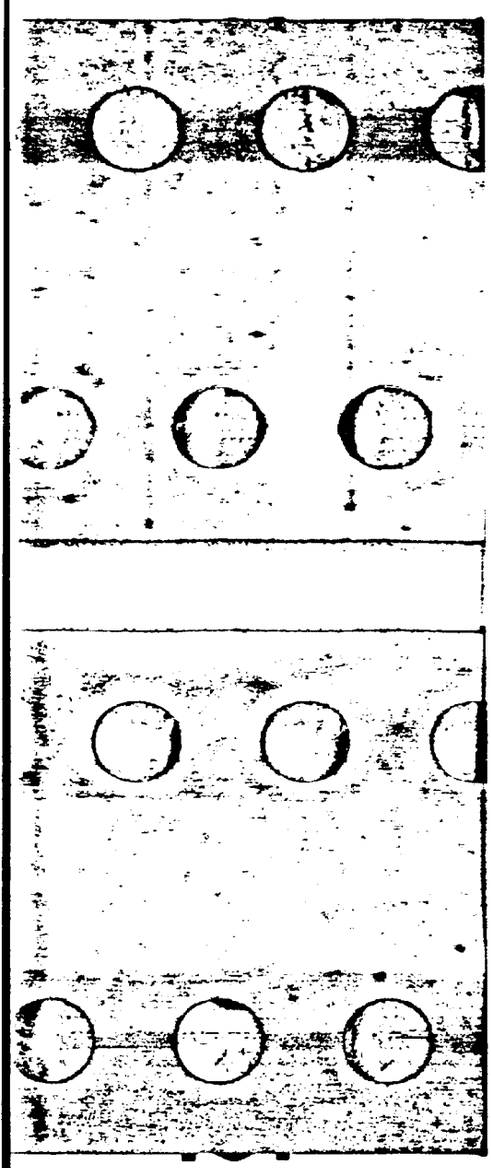
Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

03/26/96 0101 03CHECK
147.75



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9990 PG 382

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

DAMT	37500.00
CON TX	138.75
PRFEE	1.00
WDEED	8.00
TOTAL	147.75
CHECK	147.75

03/26/96 01 09:28 0001 2431

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0163826
IDENTIF. & REFERENCE

96 MAR 26 AM 9:27
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1020463