WARKANTY DEED

BOOK 10007 PG 720

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF March 19 96

Notary Public

MY COMMISSION EXPIRES: 6-7-98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
BEATY TITLE COMPANY, 668 Nashville Pike /Second Floor, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
STEVE JEFFORDS	STEVE JEFFORDS	91-12-119
(NAME)	(NAME)	
Same	Box 50586	
(ADDRESS)	(ADDRESS)	
(CITY) (STATE) (ZIP)	NASHVILLE TN 37205 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, JOHN W. BARTON, JR. AND WIFE, CAROLYN M. BARTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STEVE JEFFORDS AND WIFE, NINA B. JEFFORDS

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

SITUATED in Davidson County, Tennessee and being described as follows:

Being Lot Nos. 70 and 72 in Block No. 55 of Plan no. 1, West Nashville, as of record in Plan Book 57, pages 74, 75, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 70 and 72 together 50 feet onthe west side of 45th Avenue North and extends back weswardly between parallel lines and with the southerly line of Georgia Ave. 110 feet to an alley.

Being the same property conveyed to John W. Barton, Jr. by deed from John W. Macey of record in Book 5647, page 250, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Carolyn M. Barton, spouse of the above named John W. Barton, Jr., hereby conveyes any and all rights she may have especially any marital interest.

unimproved ( )
This is improved (X) property, known as 613 45TH AVE. NORTH, NASHVILLE, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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; 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 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 our hand s this 20th day of March 19 96

JOHN W. BARTON, JR.
By: John W. Barton, Jr. by Jenny Oswalt
JENNY OSWALT, ATTORNEY-IN-FACT

CAROLYN M. BARTON
By: Carolyn M. Barton by Jenny Oswalt
JENNY OSWALT, ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on 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 _____, Tennessee, this _____day of _____19_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 20th day of March, 1996 before me personally appeared JENNY OSWALT, to me known to be the person who executed the foregoing instrument in behalf of JOHN W. BARTON, JR. AND WIFE, CAROLYN M. BARTON, and acknowledged that they executed the same as the free act and deed of said JOHN W. BARTON, JR. AND WIFE, CAROLYN M. BARTON.

Witness my hand and official seal at BRENTWOOD, Tennessee, this 20th day of MARCH , 1996.

Debra Wicks
Notary Public

My Commission Expires: 6/10/98

DEBRA WICKS NOTARY PUBLIC EXPIRES

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 JENNY OSWALT, the bargainor, with whom I am personally acquainted or proved to be on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at BRENTWOOD, Tennessee, this 20th day of MARCH 1996..

Debra Wicks
Notary Public

My Commission Expires: 6-10-98

DEBRA WICKS NOTARY PUBLIC EXPIRES JUNE 10, 1998

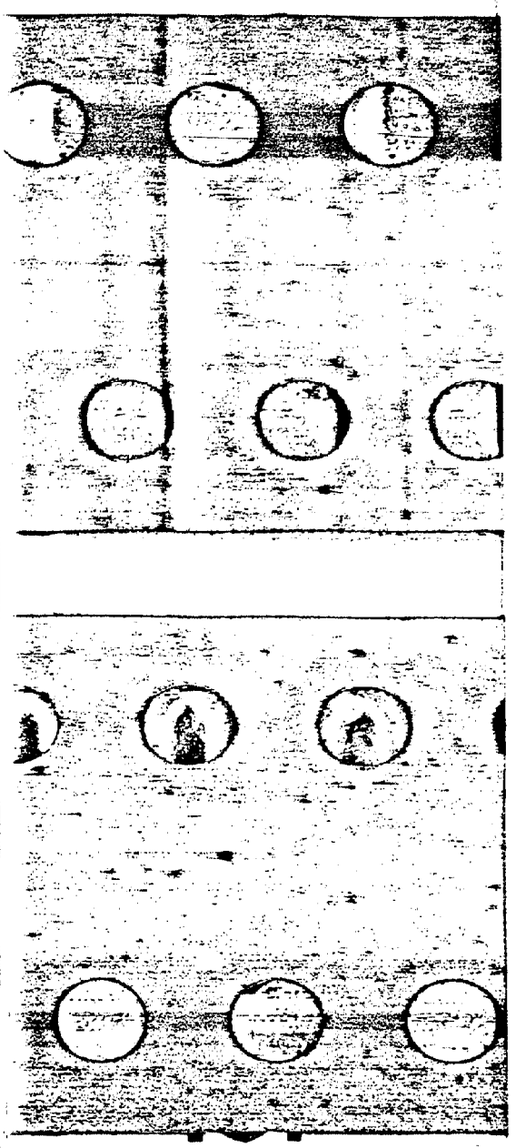
0168773

IDENTIF. ↑ REFERENCE

96 APR -8 PM 2:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

7691 04/08 0101 03CHECK

101.50



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

RECEIVED OF _____

FOR _____

BOOK 10007 PG 722

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 25000.00
				CON TX 92.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 101.50
				CHECK 101.50
			04/08/96	01 14:33 0001 7691

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0168773 IDENTIF. ↑ REFERENCE

96 APR -8 PM 2:25

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1025678