10023-206

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Steven P. Jeffords P.O. Box 50586 Nashville, TN 37205-0586	NEW OWNER	Map 071-15-0 Parcel 286.00
This instrument prepared by: Robert J. Notestine III, Attorney 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Wilson Enterprises, Inc. (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Steven P. Jeffords (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 44 on the Plan of Sharpe and Horn's Subdivision of the Lindsley Property in Northeast Nashville, a plan of which is of record in Book 161, page 53, Register's Office for said County.

Said Lot No. 44 fronts 50 feet on the westerly side of Joseph Avenue, or Street and runs back between parallel lines 145 feet to an alley.

Being the same property conveyed to Wilson Enterprises, Inc. by Warranty Deed from Raymond E. Neal, Jr. and wife Elizabeth Gay Neal of record in Book , Page , said Register's Office for Davidson County, Tennessee.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1996 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 1218 Joseph Avenue, Nashville, Tennessee 37207.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $12,500.00.

Affiant

Subscribed and sworn to before me this 18th day of April, 1996.

Notary Public

My Commission Expires 10-12-99

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 18th day of April, 1996.

Wilson Enterprises, Inc.

By: _____
Hal E. Wilson, Secretary

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 **Hal E. Wilson,** the bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged himself to be Secretary of Wilson Enterprises, Inc., with within named bargainor, and that he as such Secretary, executed the foregoing instrument for the purposes therein contained, by signing the name of Wilson Enterprises, Inc. by himself as Secretary.

WITNESS my hand and official seal at Nashville, Tennessee, this 18th day of April, 1996.

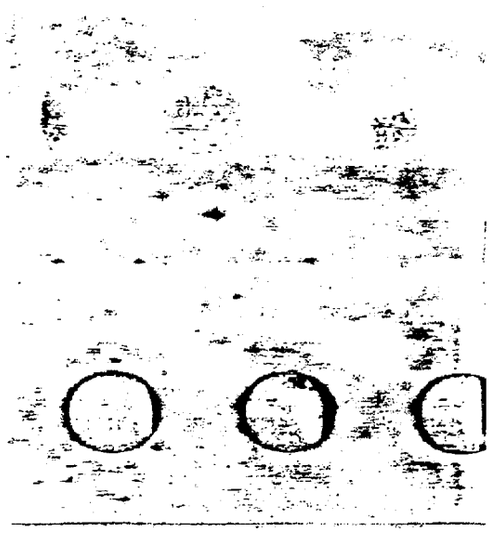
_____
NOTARY PUBLIC

My Commission Expires: 10-12-99

96 APR 22 PM 2:16

01173873

IDENTIFICATION REFERENCE



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

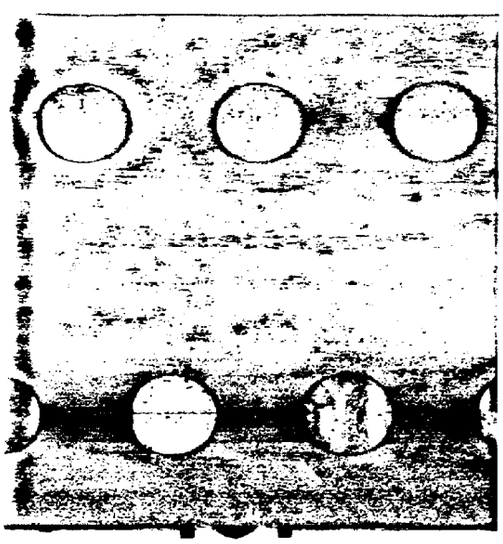
RECEIVED OF _____

FOR _____

BK/PG 10023/PG 208

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



DEBT	12500.00
GEN TX	46.35
PRFEE	1.00
MISC	8.00
TOTAL	55.35
CHECK	55.35

96 MAR 22 PM 12:16 [illegible] 14:30 0001 3259

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0173873
IDENTIF. & REFERENCE

[illegible] REGISTER
DAVIDSON COUNTY, TN.

No. 1031101