FORM NO. WD-1

BOOK 10030 PG 154

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,000.00

William Joseph Evans Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF ~~March~~ April, 1996

Notary Public

MY COMMISSION EXPIRES: 7/12/96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Alan C. Housholder, 28 White Bridge Rd, #314, Nashville, TN 37205
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
William Joseph Evans, Jr. (NAME)	Same (NAME)	61-11-156
1022 Virginia Ave (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nash. Tn. 37216 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Chester Jones and wife Minnie Jones

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Joseph Evans, Jr.

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:

An undivided one fourth interest in the following:

Land in Davidson County, Tennessee, being the westerly 60 feet of Lot No. 23 on the Plan of George Burrus Subdivision of Lot No. 81 of the Maplewood Home Tract, of record in Book 421, page 178, Register's Office for said County.

Said part of said lot fronts 60 feet on the southerly side of Virginia Avenue and extends back 101.8 feet on the easterly line and 103.5 feet on the westerly line to a dead line in the rear on which it measures 60 feet.

BEING the same property conveyed to W. W. Jones and wife, Thelma Jones, by deed from Una Mai Fulcher Hewitt, of record in Book 3458, page 565, Register's Office for Davidson County, Tennessee. (W. W. Jones and Willis W. Jones being one and the same person).

BEING the same property conveyed to Willis W. Jones by deed from Willis W. Jones and wife, Thelma Jones, solely, by Quitclaim Deed of record in Book 5051, Page 354, Register's Office for Davidson County, Tennessee. Grantors inherited this property pursuant to the Will of Willis W. Jones, deceased, of record in case number 95 P990, Probate Court of Davidson County, Tennessee.

unimproved ( ) This is improved (X) property, known as 1022 Virginia Avenue (House Number / Street) Nashville (P.O. Address / City or Town) 37216 (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 _____ day of _____, 19 96

X _____ William Joseph Evans Jr.

X _____

BOOK 10030 PG 155

STATE OF ~~TENNESSEE~~ KENTUCKY
~~Davidson~~ County LIVINGSTON

Personally appeared before me, JAMES JONES, a Notary Public in and for said County and State, the within named Chester Jones and wife, Minnie Jones

the bargainor_____, with whom I am personally acquainted, (or proved to me on 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 SMITHLAND, ~~Tennessee,~~ KENTUCKY this 2nd day of April, 1996.

Commission Expires 1-1-99

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires_____

WARRANTY DEED

FROM

Chester Jones and wife,

Minnie Jones

TO

William Joseph Evans, Jr.

ATTORNEYS TITLE™ A Minnesota Title Company

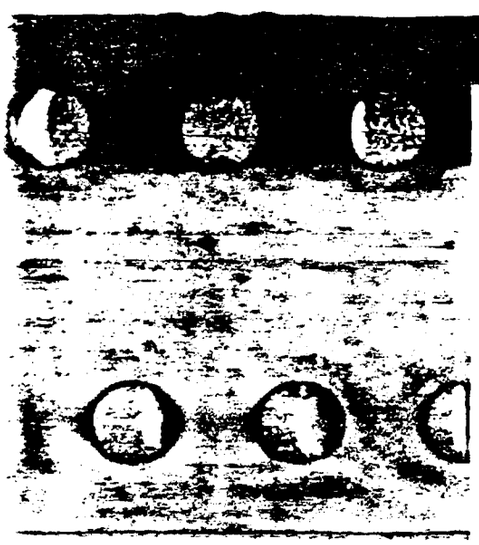
SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

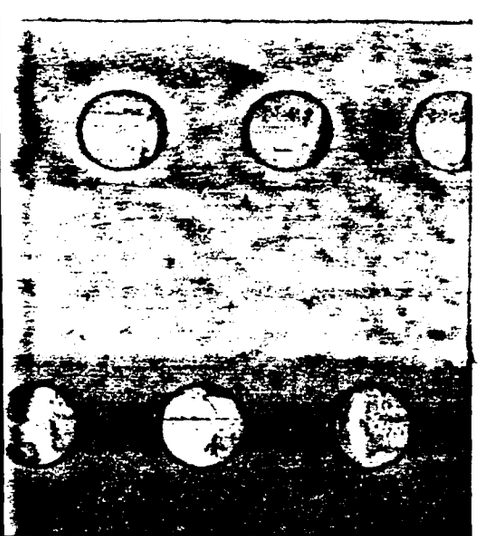
PICK-UP

0176040
IDENTIF. ↑ REFERENCE

96 APR 29 PM 1:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5386 04/29 0101 03CHECK 16.40





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

RECEIVED OF _____

FOR _____

BOOK 10030 PG 156

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 2000.00
				CON TX 7.40
				PRFEE 1.00
				WDEED 8.00
				TOTAL 16.40
				CHECK 16.40
			04/29/96 01	13:50 0001 5386

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0176040
IDENTIF. # REFERENCE

96 APR 29 PM 1:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1033433