WARRANTY DEED

BOOK 10045 PG 658

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 325,000.00

Kathleen M. Waist
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF May 19 96

Notary Public

My Commission Expires JAN. 24 1998

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Taylor, Philbin, Pigue, Marchetti, & Bennett, One Eleven Union Street, Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John P. Branham (NAME)	John P. Branham (NAME)	14-2-34
1426 Tyne Boulevard (ADDRESS)	150 4th Avenue North, Suite 1910 (ADDRESS)	16DA37715
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (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, Gene A. Jennings and , Madeline Marie Jennings

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John P. Branham

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:

Land in the 16th Civil District of Davidson County, Tennessee, Section 3, Tyne Crest Subdivision, being Lot No. 7 recorded in Plat Book 3700, Page 30, Register's Office for Davidson County, Tennessee.

Beginning at a point on the Northerly margin of Tyne Boulevard, said point being the common corner of Lot No. 7 and Lot No. 6 on the above plan; thence with the margin of Tyne Boulevard North 89 deg. 01' West 133 feet to a point in the Easterly line of Lot No. 8 on said plan; thence with the common line between Lots No. 7 and 8 Northwardly 153 feet to a monument; thence North 5 deg. 58' East 209.98 feet to a monument; thence Eastwardly with a curve to the left, said curve having a radius of 747 feet, a distance of 105.66 feet to a monument; thence South 2 deg. 08' 30" East 169.03 feet to a monument; thence with the common line between Lot No. 7 and Lot No. 6 Southwardly 192 feet to the point of beginning.

Being the same property conveyed to Gene A. Jennings and Madeline Marie Jennings by deed from James F. Throckmorton and wife, Cheryl Throckmorton of record in Book 7597, Page 366, Register's Office for Davidson County, Tennessee.

Being the same property further conveyed to Gene A. Jennings and Madeline Marie Jennings, tenants-in-common by deed from Michael J. Philbin, Trustee of record in Book 10045, Page 656, said Register's Office.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ( )
This is improved (X) property, known as 1426 Tyne Boulevard, Nashville, TN 37215
(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 3rd day of May 19 96

Gene A. Jennings

Madeline Marie Jennings

BOOK 10045 PG 659

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 Gene A. Jennings and Madeline Marie Jennings

the bargainor s, 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 Nashville, Tennessee, this 3rd day of May, 19 96

Commission expires ~~My Commission Expires Nov. 22, 1997~~

Kathleen M. Walsh
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

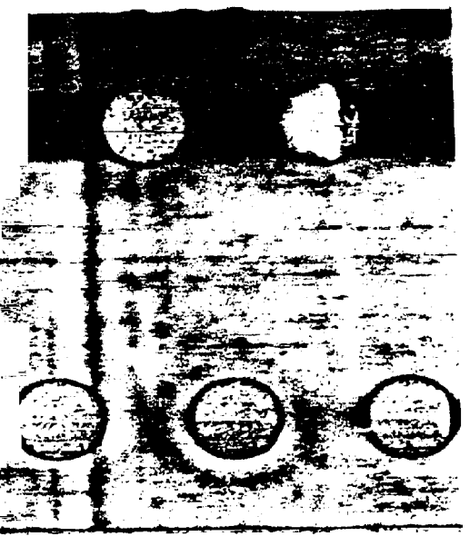
IDENTIF. → REFERENCE

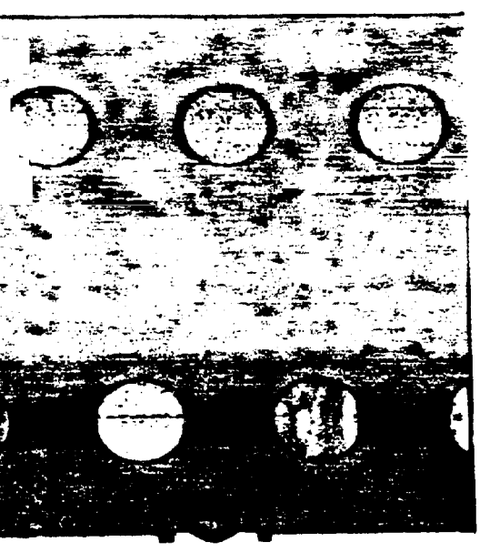
96 MAY -9 AM 10:48

REGISTER
DAVIDSON COUNTY, TN.

0180319

$72.75/09 2.01 03CHECK 1241.50





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

RECEIVED OF _____

FOR _____

BOOK 10045 PG 660

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 325000.00
				CON TX 1202.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 1211.50
				CHECK 1211.50
			05/09/96 01	10:50 0001 0032

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0180319
IDENTIF. ↑ REFERENCE

96 MAY -9 AM 10:48

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1038024