BOOK 10078 PAGE 252

26E

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Steven P. Jeffords P.O. Box 50586 Nashville, TN 37205-0586	NEW OWNER	Map 082-040 Parcel 255.00
This instrument prepared by: Robert J. Notestine III, Attorney 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205		

WARRANTY DEED

0558 06/06 0101 03CHECK 97.30

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., a Tennessee Corporation (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Steven P. Jeffords (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Tract #1:

Being Lot No. 9 on the Plan of Carter Lane Place of record in Book 547, Page 105, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete and detailed description.

Tract #2:

Being Lot No. 8 on the Map of Carter Lane Place, as of record in Book 547, Page 105, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 68.5 feet on the northerly side of Granada, formerly Carter, Avenue and runs back between parallel lines 140 feet to a dead line.

Being the same property conveyed to Wilson Enterprises, Inc. by Warranty Deed from Larry G. Baker and wife, Jennifer Baker of record in Book 9988, Page 457, 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 881 and 883 Granada Avenue, Nashville, Tennessee 37206.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON)
[
[The actual consideration or value, whichever is greater for
[this transfer is $24,000.00.
[
[Affiant
[Subscribed and sworn to before me this
[3rd day of June, 1996.
[
[Notary Public
[My Commission Expires 1-24-98
[

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 3rd day of June, 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.

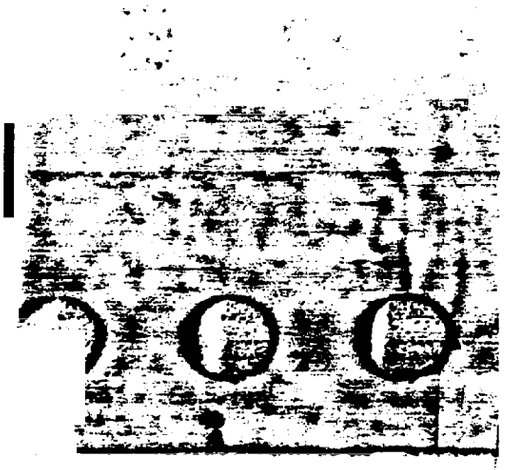
WITNESS my hand and official seal at Nashville, Tennessee, this 3rd day of June, 1996.

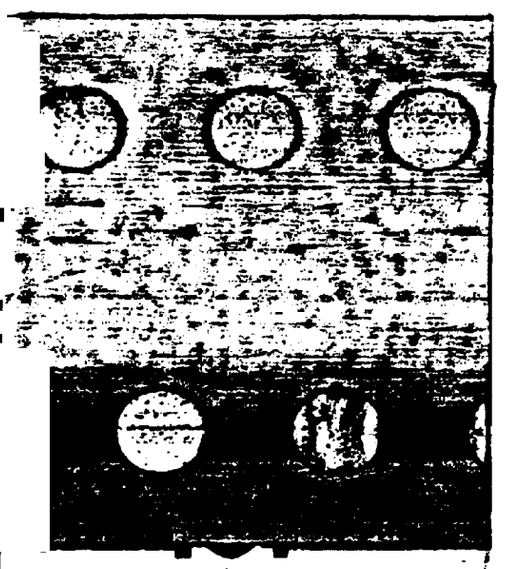
NOTARY PUBLIC

My Commission Expires: 1-24-98

96 JUN -6 PM 2:44
FELIX E. WILSON II REGISTER
DAVIDSON COUNTY TENNESSEE

0190042
IDENTIF. ↑ REFERENCE





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

RECEIVED OF _____

FOR _____

BOOK 10078 PG 254

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 24000.00
				CON TX 88.80
				PRFEE 1.00
				WDEED 8.00
				TOTAL 97.30
				CHECK 97.80
			06/06/96 01	14:49 0001 0556

IDENTIF. ↑ REFERENCE 019004 2

96 JUN -6 PM 2:44

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1048413