ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
E. Michael Maggart Earl N. Jones P. O. Box 290966 Nashville, TN 37229	NEW OWNER	Map 043-050 Parcel 218.00

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 Entersprises, Inc., a Tennessee corporation, (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto E. Michael Maggart and Earl N. Jones (the "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in the 11th Civil District of Davidson County, Tennessee, being the northerly half of Lot No. 13 of Block "B" on the map of Crestview Estates, as of record in Book 843, page 81, Register's Office for said County.

Said part of Lot No. 13 fronts 50 1/2 feet on the easterly side of Brooks Avenue and runs back between parallel lines 157.4 feet to a dead line.

Being the same property conveyed to Wilson Enterprises, Inc., a Tennessee corporation by Warranty Deed from James D. Lowery, married of record in Book 10123, Page 382, 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 716 Brooks Avenue, Madison, Tennessee 37115.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $30,000.00.

Affiant

Subscribed and sworn to before me this 19th day of July, 1996.

Notary Public

My Commission Expires 10-12-99

NOTARY PUBLIC AT LARGE ILLINOIS

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

And Grantor does covenant with the said Grantees 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 Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 19th day of July, 1996.

Wilson Enterprises, Inc.
by Hal Wilson, Secretary

7300 07/19 0101 03CHECK 120.00

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Hal E. Wilson 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 Secretary of Wilson Enterprises, Inc., a Tennesssee Corporation, and that he as such Secretary executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Secretary.

WITNESS my hand and official seal at Nashville, Tennessee, this 19th day of July, 1996.

NOTARY PUBLIC

My Commission Expires: 10-12-99

96 JUL 19 PM 12:03
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

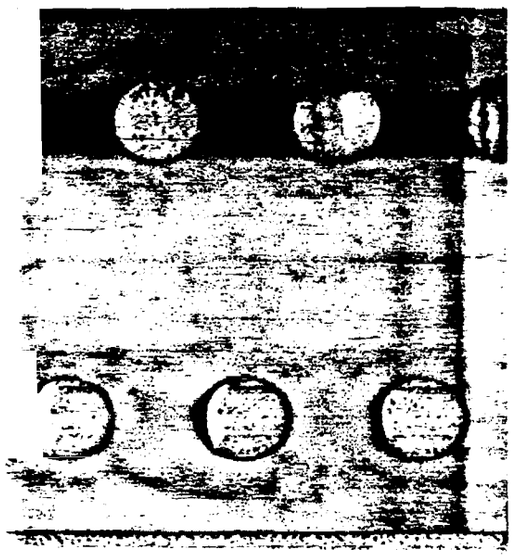
PICK-UP

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

RECEIVED OF _____

FOR _____

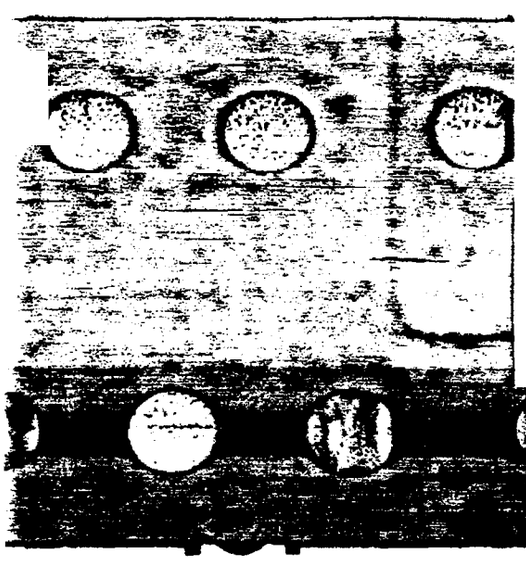
BOOK 10126 PG 771



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 30000.00
				CON TX 111.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 120.00
				CHECK 120.00
07/19/96	01			12:08 0001 7300

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0205485
IDENTIF. # REFERENCE

96 JUL 19 PM 12:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1064946

