WARRANTY DEED

BOOK 10196 PG 446

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF September 19 96

Notary Public

MY COMMISSION EXPIRES: 5/24/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gene A. Jennings (NAME)	SunTrust Bank, Nashville, N.A. (NAME)	MAP 104-14
2817 West Linden Avenue (ADDRESS)	201 4th Avenue North (ADDRESS)	PARCEL 110
Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	Nashville, Tennessee 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, Andrew J. Vendal and Mary K. Tyler, as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gene A. Jennings, unmarried

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 Davidson County, Tennessee, being the westerly 48.0 feet of the easterly 50.0 feet of the northerly half of Lot No. 30 on the plan of Belair, of record in Book 332, page 6, Register's Office for Davidson County, Tennessee, and according to a survey by W. B. Southgate, Surveyor, dated October 8, 1928, described as follows:

Said part of Lot No. 30 fronts 48.0 feet on the southerly side of West Linden Avenue, formerly Sunset Avenue, as widened, and runs back between parallel lines 164.0 feet, more or less, to Sarah Wadley's, formerly A.C. William's, northerly line.

Being the same property conveyed to Andrew J. Vendal and Mary K. Tyler, as joint tenants with right of survivorship, by deed from Rodney Good and Michelle Good, both unmarried, of record in Book 10033, page 891, said Register's Office.

Deed of Trust of record in Book 10033, page 894, Register's Office for Davidson County, Tennessee, to secure an indebtedness to SunTrust Bank, Nashville, N.A. in the original principal amount of $156,000.00. ASSUMED BY THE INSURED.

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

unimproved ( )
This is improved (X) property, known as 2817 West Linden Avenue, Nashville, Tennessee 37212
(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 13th day of September 19 96

Andrew J. Vendal

Mary K. Tyler

BOOK 10196 PG 447

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 Andrew J. Vendal and Mary K. Tyler

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 13th day of September, 96.

Commission expires 5/24/97

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

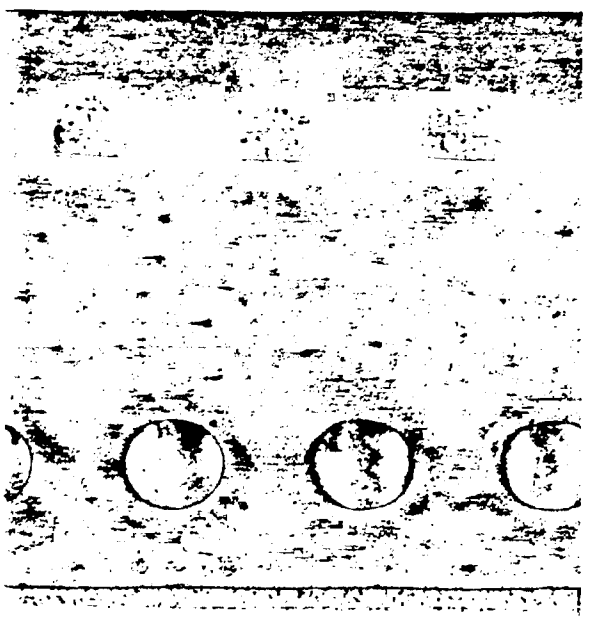
0227049

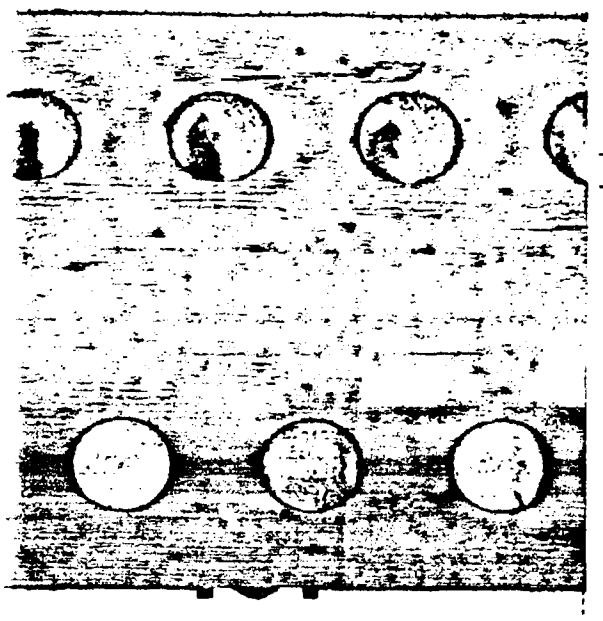
IDENTIF. + REFERENCE

96 SEP 19 PM 12:53

FELIX A. NELSON REGISTER
DAVIDSON COUNTY, TN.

0391 09/19 0101 03CHECK 730.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10196 PG 448

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	
				195000.00
			CON TX	721.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	730.50
			CHECK	730.50
09/19/96	01	12:57	0001	0391

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0227049
IDENTIF. # REFERENCE

96 SEP 19 PM 12:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1032816