Box 58

WARRANTY DEED

BOOK 10198 PG 94

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF September, 19 96

Notary Public

MY COMMISSION EXPIRES: 1/29/2000
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

COMBOS & HIX, P. C., 315 Deaderick Street, Su. 1100, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brad Jones	NEW OWNER	MAP 118-3
(NAME)	(NAME)	
2695 Fessey Court		PARCEL 19
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(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, Ernest Russell Buchi, Jr., a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brad Jones, a single person

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 Lot No. 11 on the Plan of Fessey Court, as of record in Book 1835, page 72, Register's Office for said County.

Said Lot No. 11 fronts 90 feet on the westerly side of Fessey Court and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to E. R. Buchi and wife, Ruthelia L. Buchi by deed from David C. Sims and wife, Frankie A. Sims of record in Book 4239, page 306, Register's Office for Davidson County, Tennessee, AND FURTHER QUITCLAIMED to Ernest Russell Buchi, Jr. of record in Book 9003, page 687, said Register's Office.

The above legal description is the same as used in the prior deed.

This property is conveyed subject to the Plan of record in Book 1835, page 72; any and all restrictive covenants and/or easements running with the land and taxes for the current year which have been prorated day of close and assumed by the Grantee.

FELIX A. WILSON II, REGISTER
DAVIDSON COUNTY, TN.
96 SEP 20 PM 3:39
IDENTIFICATION REFERENCE
0227620

unimproved ( )
This is improved (X) property, known as 2695 Fessey Court, Nashville, TN 37204
(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 my hand this 20th day of September, 19 96

Ernest Russell Buchi, Jr.

BOOK 10198 PG 95

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 Ernest Russell Buchi, Jr., a single person

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 20th day of September, 1996

Commission expires 1/29/2000

Notary Public

STATE OF TENNESSEE
COUNTY OF

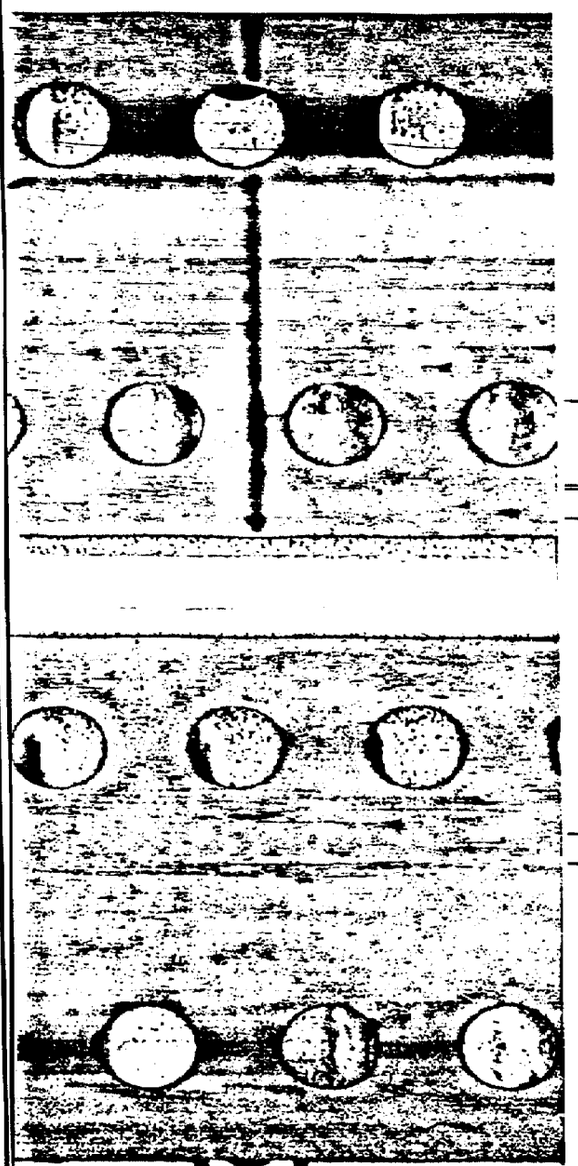
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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

1016 09/20 0101 03CHECK 286.50



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

RECEIVED OF _____

FOR _____

BOOK 10198 PG 96

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 75000.00
				CON TX 277.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 286.50
				CHECK 286.50
09/20/96	01			15:45 0001 1016

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0227620
IDENTIF. # REFERENCE

96 SEP 20 PM 3:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1033434