BK/ 10274 PG 455

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF NOVEMBER 1996.

NOTARY PUBLIC
MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 107 POINT EAST DRIVE, NASHVILLE, TENNESSEE 37216

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JERRY ROONEY, ET UX 1500 LONG AVENUE NASHVILLE, TN 37206	SAME	MAP # 94.01 PARCEL # 392

FOR AND IN 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,

JIMMIE D. BONHAM, JR., unmarried

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

JERRY ROONEY AND WIFE, MICHELLE KELLER

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:

BEING LOT NO. 201, ON THE PLAN OF EDGEFIELD LAND COMPANY'S FIRST SUBDIVISION OF RECORD IN PLAT BOOK 57, (ERRONEOUSLY REFERRED TO AS BOOK 21 IN PRIOR CONVEYANCE) PAGE 21, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JIMMIE D. BONHAM, JR., BY WARRANTY DEED FROM JOSEPH H. RUTHERFORD AND WIFE, MARY CALL RUTHERFORD, DATED JUNE 3, 1994, OF RECORD IN BOOK 10870 PAGE 663, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. OLD CHECK 264.11

This conveyance is made subject to the following:
1. 1997 taxes and subsequent years.
2. All matters affecting said premises as contained in Plat Book 57, Page 21, Register's Office for Davidson County, Tennessee.
3. Any restrictions, conditions and easement of record.

This is improved property known as: 1500 LONG AVENUE, NASHVILLE, TN 37206
(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 13 day of NOVEMBER, 1996.

JIMMIE D. BONHAM, JR.

96 DEC -2 AM 8:38
FILED & RECORDED IN REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0250956

BOOK 10274 PG 456

STATE OF Utah
COUNTY OF Salt Lake

Personally appeared before me, JIMMIE D. BONHAM, JR., unmarried, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

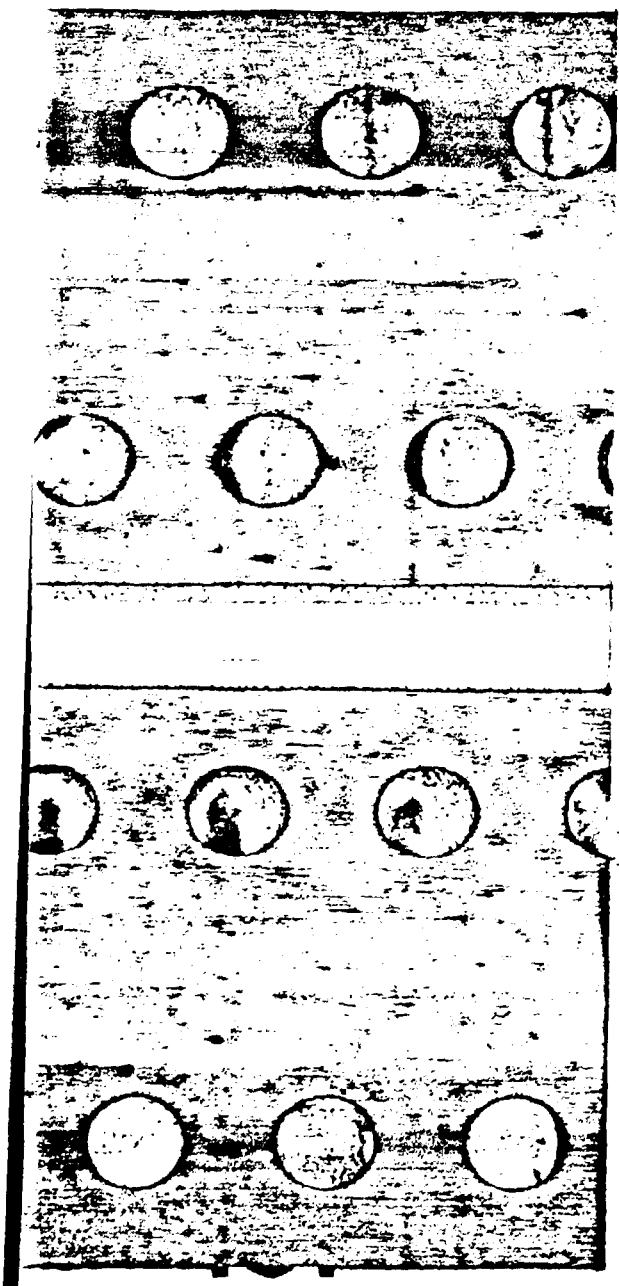
Witness my hand, at office, this 13 day of NOVEMBER, 1996.

Renda Christensen
NOTARY PUBLIC

My Commission Expires:
March 3, 1999

Notary Public
RENDA L. CHRISTENSEN
1036 Navajo Street
Salt Lake City, Utah 84104
My Commission Expires
March 3, 1999
State of Utah

PLEASE RETURN TO:
STATE TITLE, INC.
107 POINT EAST DRIVE
NASHVILLE, TN 37216



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10274 PG 457

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	68950.00
CON TX	255.11
PRFEE	1.00
WDEED	8.00
TOTAL	264.11
CHECK	264.11

12/02/96 01 08:39 0001 0167

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0250956
IDENTIF. ↑ REFERENCE

96 DEC -2 AM 8:38
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1092844