[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:]	MAP-PARCEL NOS.]
[Jerry W. Owens	[Regions Bank of	]
[1719 Beechwood Avenue	[Tennessee	] Map 104-16-0]
[Nashville, TN 37217	[4101 Hillsboro Road	] Parcel 265.00]
[	[Nashville, TN 37215	]]
[	[	]]

[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, I, Wanda F. Hoover, a widow (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Jerry W. Owens, unmarried (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Being the easterly one-half of Lot No. 229 on Belmont Land Company's Plan, as of record in Book 421, Page 34, Register's Office for Davidson County, Tennessee.

Said easterly one-half of Lot 229 fronts 50 feet on the southerly side of Beechwood Avenue and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to William F. Hoover and wife, Wanda F. Hoover by Warranty Deed from Grace Copeland, a widow of record in Book 5041, Page 206, Register's Office for Davidson County, Tennessee.

William F. Hoover has since died and property has vested solely in Wanda F. Hoover as the sole surviving tenant by the entirety.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1997 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 1719 Beechwood Avenue, Nashville, Tennessee 37212.

[STATE OF TENNESSEE)]
[COUNTY OF DAVIDSON)]
[ ]
[The actual consideration or value, whichever is greater for]
[this transfer is $80,000.00.]
[ ]
[Affiant]
[Subscribed and sworn to before me this]
[26th day of November, 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 themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 26th day of November, 1996.

Wanda F. Hoover

Wanda F. Hoover

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 **Wanda F. Hoover**, the bargainors 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 26th day of November, 1996.

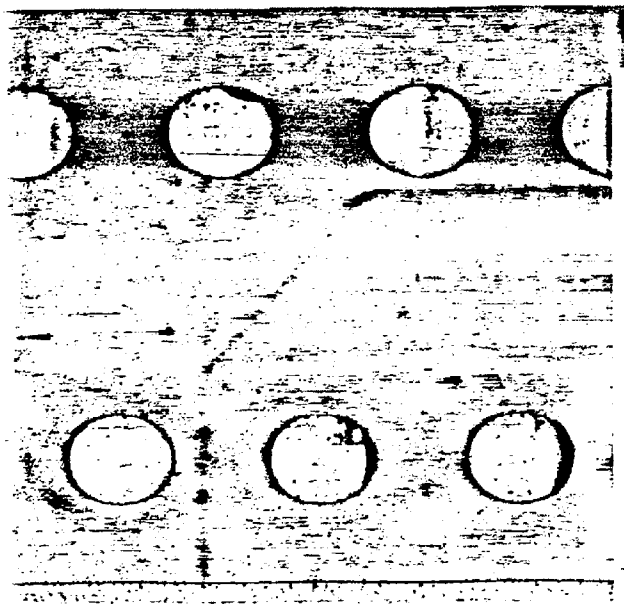
NOTARY PUBLIC

My Commission Expires: 1-24-98

0254114
IDENTIF. & REFERENCE

96 DEC -9 PM 1:19
REGISTER
DAVIDSON COUNTY, TN.

3687 12/09 0101 03CHECK 305.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

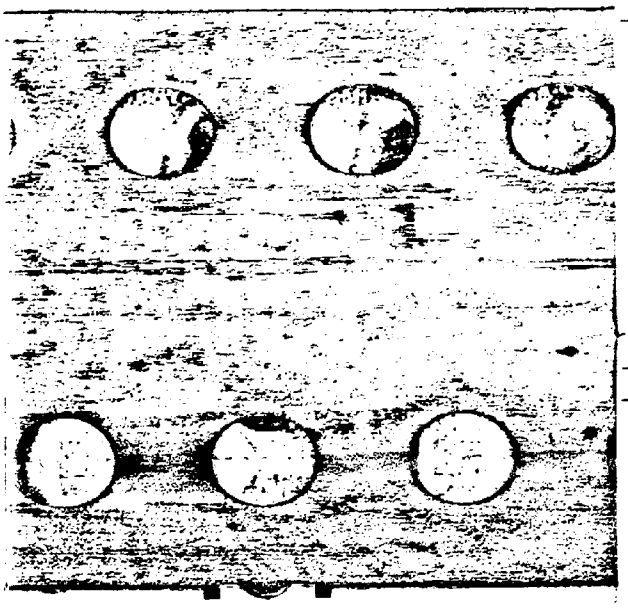
FOR _____

BOOK 10285 PG 37

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE



DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 80000.00
				CON TX 296.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 305.00
				CHECK 305.00
12/09/96	01			13:19 0001 3687

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0254114
IDENTIF. & REFERENCE

96 DEC -9 PM 1:19

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1096327