This Instrument Prepared By:

Winston S. Evans
Evans, Jones & Reynolds
A Professional Corporation
1810 First Union Tower
150 Fourth Avenue, North
Nashville, TN 37219-2424

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 135,600.

Affiant

Subscribed and sworn to before me, this 23 day of January, 1997.

Notary Public

My commission expires: _____

0260945
IDENTIFICATION REFERENCE

97 JAN -2 AM 11:57
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers
Cason A. Dickinson P.O. Box 110172 Nashville, TN 37222	Cason A. Dickinson P.O. Box 110172 Nashville, TN 37222	133-5-88 119-9-204 119-9-158 119-9-169

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Roy S. Jones Construction Company, Inc., hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Cason A. Dickinson, hereinafter called the Grantee, his heirs, successors and assigns, an undivided one-half interest in certain tracts of land in Davidson County, Tennessee which are more fully described in Exhibits 1-4 to this Deed.

This conveyance is made subject to 1996 taxes which have been

prorated and assumed by Grantee.

The real property conveyed herein is improved property in Nashville, Tennessee and is more commonly known as follows:

3715 Vulcan Drive

2843 Logan Street

2708 Fannie Williams

2713 Fannie Williams

To have and to hold the said tracts of land, with appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs, successors and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple of his undivided one-half interest, has a good right to convey it, and the same is unencumbered, except as otherwise set forth on Exhibits 1-4; Grantor does further covenant and bind it, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

Roy S. Jones joins in this document and conveyance to sell, transfer and convey to Grantee any and all interest which he may have in any of the real property conveyed herein.

WITNESS my hand this 2nd day of January, 1997.

ROY S. JONES

ROY S. JONES CONSTRUCTION CO., INC.

By: Roy S. Jones, President
Roy S. Jones, President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **ROY S. JONES**, 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, at office, this 2nd day of January, 1997.

Linda Bruckert
NOTARY PUBLIC

My Commission Expires: 3-22-97

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **Roy S. Jones**, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **President** of the maker or a constituent of the maker, **ROY S. JONES CONSTRUCTION COMPANY, INC.**, and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 2nd day of January, 1997.

Linda Bruckert
Notary Public

My Commission Expires: 3-22-97

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1397 01/02 0101 03CHECK 530.72

EXHIBIT 1

BOOK 10303 PG 520

3715 VULCAN DRIVE

Improved Property in Davidson County, Tennessee, being Lot No. 13B, on the Resubdivision of Reserved Parcel "A" on the Plan of Section 8, of Allied Industrial Park, of record in Book 4955, Page 75, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Cason A. Dickinson and Roy S. Jones by Warranty Deed from Cintas Corporation of record in Book 9016, Page 872, Register's Office for Davidson County, Tennessee and by Quitclaim Deed from Roy S. Jones to Roy S. Jones Construction Company, Inc. of record in Book 10308, Page, 488, Register's Office for Davidson County, Tennessee.

This property is free and unencumbered except for that certain Deed of Trust from Cason A. Dickinson, unmarried, and Roy S. Jones and wife, Cynthia Lynn Jones to Guaranty Title Company, Trustee, of record in Book 9223, Page 130, Register's Office for Davidson County, Tennessee.

EXHIBIT 2

2843 LOGAN STREET

Improved Property in the 6th, formerly the 9th, Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a point in the westerly margin of Logan Avenue, 142½ feet south of the southerly line of the Old Patterson tract of land known as the "Flatrock Tract" said point being 57½ feet south of Davenport's southerly line; thence westwardly 130 feet to a point; thence southwardly and parallel with said Logan Avenue 57½ feet to a point; thence eastwardly parallel to the first line 130 feet to a point in the westerly margin of Logan Avenue; thence northwardly 57½ feet to the point of beginning.

BEING the same property conveyed to Cason A. Dickinson and Roy S. Jones, tenants-in-common, from Bi-Rite Foods, Inc., a Tennessee corporation, by Warranty Deed of record in Book 7071, Page 266, Register's Office of Davidson County, Tennessee and by Quitclaim Deed from Roy S. Jones to Roy S. Jones Construction Company, Inc. of record in Book 10308, Page, 498, Register's Office for Davidson County, Tennessee.

This property is free and unencumbered except for that certain Installment Deed to James H. Gamble and wife, Frankie N. Gamble of record in Book 5619, Page 835, Register's Office for Davidson County, Tennessee.

EXHIBIT 3

BOOK 10303 PG 522

2708 FANNIE WILLIAMS STREET

Improved Property in Davidson County, Tennessee, being Lot No. 11 on the Plan of E. T. Brown's Subdivision of a part of the Patterson Tract of land in the Old 9th Civil District of said County, as of record in Book 332, Page 60, Register's Office for said County.

SAID Lot No. 11 fronts 71 feet on the easterly side of Hogan Street, and extends back 128-½ feet on the northerly line, to a dead line, measuring 54 feet thereon.

BEING the same property conveyed to Cason A. Dickinson and Roy S. Jones by Quitclaim Deed from Roy S. Jones, of record in Book 9848, Page 784, Register's Office for Davidson County, Tennessee and by Quitclaim Deed from Roy S. Jones to Roy S. Jones Construction Company, Inc. of record in Book [illegible], Page, 488, Register's Office for Davidson County, Tennessee.

BOOK 10308 PG 523

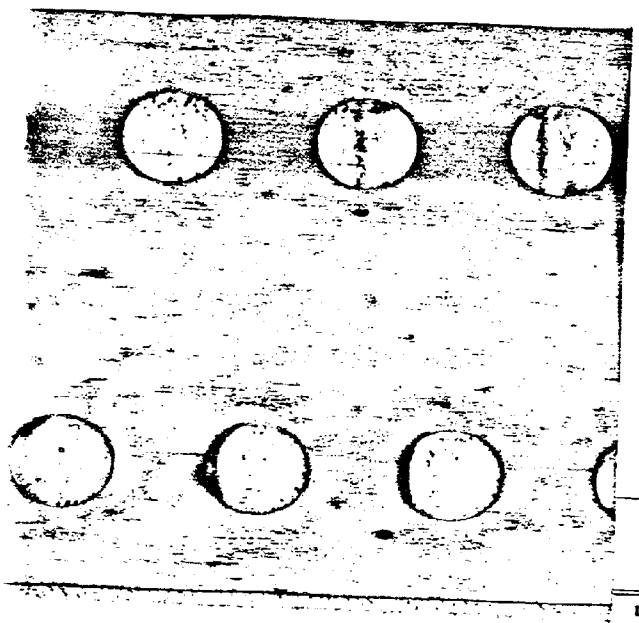
EXHIBIT 4

2713 FANNIE WILLIAMS STREET

Improved Property in Davidson County, Tennessee, being the southerly part of Lot No. 12 on the Map of E. T. Brown's Subdivision of Part of the Patterson Tract, of record in Book 332, Page 60, Register's Office for said County;

SAID Lot No. 12 fronts 40 feet on the westerly side of Hogan Street and runs back between lines 147 feet, more or less, to a dead line, on which it measures 61 feet.

BEING the same property conveyed to Cason A. Dickinson and Roy S. Jones by Warranty Deed from the Lillian Inez Lyell Hill Family Trust of record at Book 9856, Page 323, Register's Office for Davidson County, Tennessee and by Quitclaim Deed from Roy S. Jones to Roy S. Jones Construction Company, Inc. of record in Book 10308, Page, 488, Register's Office for Davidson County, Tennessee.



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

RECEIVED OF _____

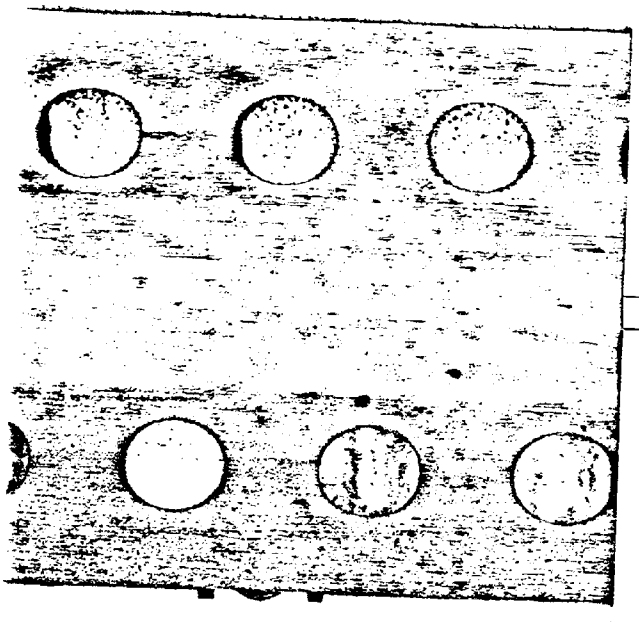
FOR _____

BOOK 10303 PG 524

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
				135600.00
			CON TX	501.72
			PRFEE	1.00
			WDEED	28.00
			TOTAL	530.72
01/02/97	01	11:58 0001	CHECK	530.72

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0260945
IDENTIF. & REFERENCE

97 JAN -2 AM 11:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1103946