Box 11

WARRANTY DEED

BOOK 10367 PG 316

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 18,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF February 19 97

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
BICENTENNIAL TITLE & ESCROW, 1314 Fifth Ave. North, Suite 300, Nashville, Tennessee 37208-2726

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
D. Van Ford and Roland Jones (NAME)	Same as New Owner (NAME)	81-16-470
1026 14th Avenue North (ADDRESS)	(ADDRESS)	
Nashville, TN 37208 (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, Ruby Black, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO D. Van Ford and Roland Jones

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 southerly thirty seven and one-half (37 1/2) feet of Lot No. Eleven (11) on the Plan of Harding's First Addition to Nashville, as of record in Book 19, page 241, Register's Office for Davidson County, Tennessee, described as follows;

Beginning at the Northeast corner of Harding Street and 14th Avenue, North, formerly Watkins Street, being the Southwest corner of said Lot No. 11; thence with the northerly margin of Harding Street, easterly sixty-seven and one-half (67 1/2) feet to Lots Nos. 11 and 12; thence northerly with the line between said two lots, thirty seven and one-half (37 1/2) feet; thence, westerly, parallel with Harding Street, sixty seven and one-half (67 1/2) feet; more or less, to the easterly margin of 14th Avenue North, thence with the easterly margin of said 14th Avenue, North southerly thirty seven and one-half (37 1/2) feet to the beginning.

Being the same property conveyed to R.E. Hughes and wife, Marie Hughes by deed from William Jackson and wife, Minnie Jackson of record in Book 1368, page 307, Register's Office for said County. The said Marie Hughes having predeceased R.E. Hughes and the said R.E. Hughes having since died. The Will of R.E. Hughes of record in Will Book 206, page 283, Davidson County Probate Court Clerk's Office devised the subject property to Ruby Black. Also, being

CONTINUED

unimproved ( )
This is improved (X) property, known as 1026 14th Avenue North, Nashville, TN 37208
(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 13th day of February 19 97

Ruby Black

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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 Ruby Black

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 13th day of February, 19 97.

Commission expires July 24, 1999

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

LEGAL DESCRIPTION CONTINUATION

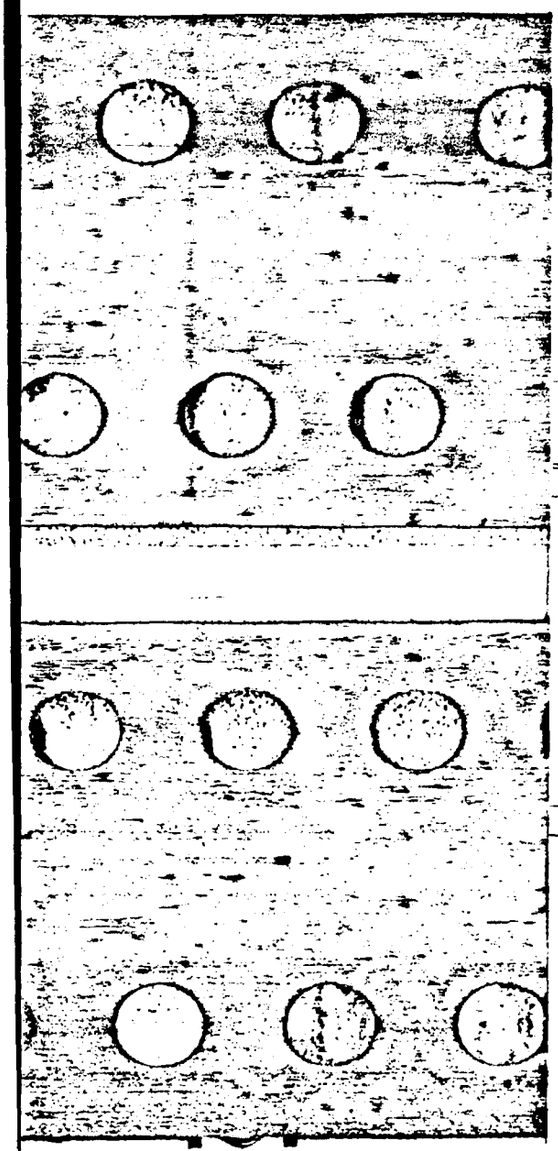
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the same property described in the deed from Marie Hopkins and Huley Hughes, Co-Executors of the Estate of Rufus E. Hughes to Ruby Black of record in Book 10300, page 691, Register's Office for said County.

0278510
IDENTIF. # REFERENCE

97 MAR -4 AM 11:43
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

2279 01/04 0101 03CHECK 80.71



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

RECEIVED OF _____

FOR _____

BOOK 10367 PG 319

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 183.00
CON TX 67.71
PRFEE 1.00
WDEED 12.00
TOTAL 80.71
CHECK 80.71

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0278510 IDENTIF. ↑ REFERENCE

97 MAR -4 AM 11:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

03/04/97 01 11:48 0001 2279

No. 1122672