Box 58A

WARRANTY DEED

BOOK 10393 PG 192

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF March 19 97

Notary Public

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

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
James O. Hastings, Jr. (NAME)	James O. Hastings, Jr. (NAME)	MAP 104-02
116 29th Avenue North (ADDRESS)	116 29th Avneue North (ADDRESS)	PARCEL 339
Nashville, TN 37203 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (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, Irene Maynard Hastings

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James O. Hastings, Jr. and wife, Jeannie R. Hastings

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. 9 of the A. C. Wilkerson's Subdivision of Lot 44 of Boyd's Cockrill Spring Tract, a plan of which is of record in Book 161, page 44, Register's Office for said County.

Said Lot No. 9 fronts 50 feet on the easterly side of Vernon Street (now 29th Avenue North) and extends back easterly between parallel lines and with the southerly line of Poston Street 120 feet to an alley.

Being the same property conveyed to Irene Maynard Hastings by deed from Anesthesia Medical Group, P.C. of record in Book 10257, page 397, Register's Office for Davidson County, Tennessee.

The above legal description is the same as used on the prior Deed.

This conveyance is subject to 1996 taxes, paid, prorated and assumed by the Grantees; all matters as shown on the plan of record; any and all easements located on the property; subject to the rights and claims of parties in possession; and subject to any and all leases not of public record.

3690 04/01 [illegible]

unimproved ( )
This is improved (X) property, known as 116 29th Avenue North, Nashville, TN 37203
(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 27th day of March 19 97

Irene Maynard Hastings

Irene Maynard Hastings

BOOK 10398 PG 193

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Irene Maynard Hastings

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of March 19 97.

Commission expires 3-15-99

Louise Leach
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 _____

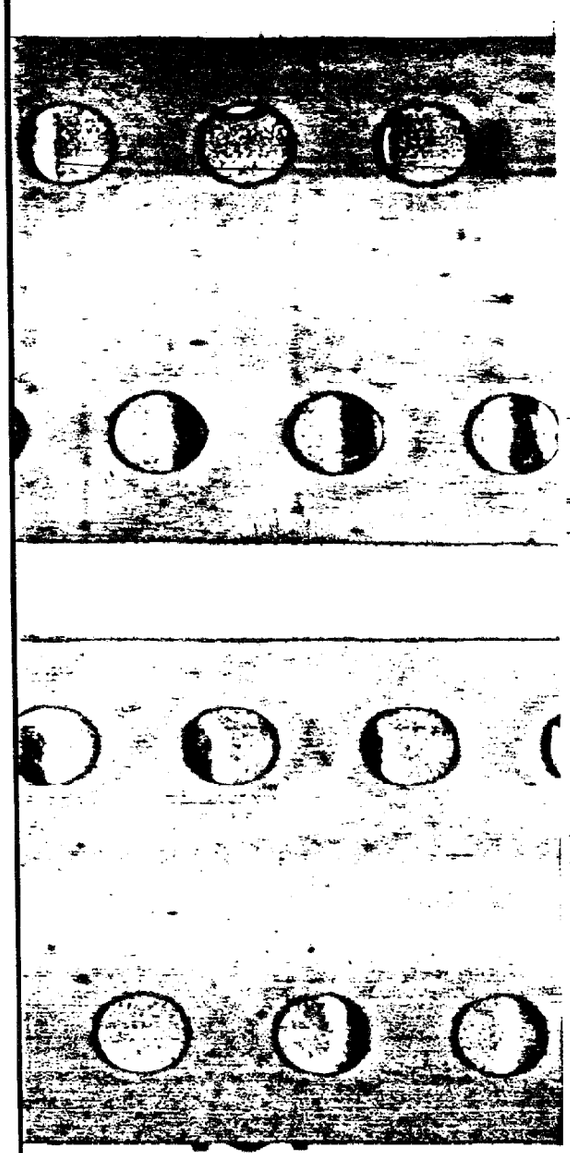
_____
Notary Public

IDENTIFICATION REFERENCE

97 APR -1 AM 10:43

FELIX A. NELSON III REGISTER
DAVIDSON COUNTY, TN.

028097



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

RECEIVED OF _____

FOR _____

BOOK 10398 PG 194

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
235000.00
CON TX 869.50
PRFEE 1.00
WDEED 8.00
TOTAL 878.50
CHECK 878.50

04/01/97 01 10:42 0001 3600

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0289097
IDENTIF. # REFERENCE

97 APR -1 AM 10:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1133872