BOOK 10515 PG 272

WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(35736)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 72,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June 19 97

NOTARY PUBLIC Notary Public
AT LARGE
MY COMMISSION EXPIRES 1/28/98
(AFFIX SEAL)

ALAN L. BASS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James L. Jones (NAME)	Pacific Southwest Bank (NAME)	83-6-333
606 Rudolph Avenue (ADDRESS)	4144 N. Central Expwy. Ste. 106 (ADDRESS)	23W-15660
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Dallas, Texas 75204 (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, Martin Rainone and wife, Victoria Rainone

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James L. 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 46 feet of Lot No. 10 on the Map of George Shields East End Subdivision of record in Book 57, Page 112, Register's Office for said County.

Said part of Lot No. 10 fronts 46 feet on the westerly margin of Rudolph Avenue and extends back between parallel lines 147 1/2 feet to an alley.

BEING the same property conveyed to Martin Rainone and wife, Victoria Rainone, as tenants by the entirety, by deed from Marlene Payant Carver and Tyra K. Payant of record in Book 10183, Page 253, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING UNSATISFACTORY IN THIS DOCUMENT WHEN RECEIVED

97 JUL -2 PM 1:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIF. & REFERENCE 0322343

unimproved ( )
This is improved (X) property, known as 606 Rudolph 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 30th day of June, 19 97

Martin Rainone

Victoria Rainone

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 Martin Rainone and wife, Victoria Rainone

the bargainor S, 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 30th day of June, 19 97.

Commission expires 11/28/98

ALAN L. SAJ NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF

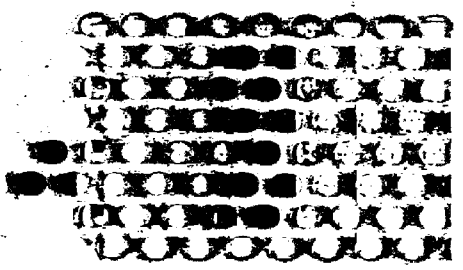
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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

0144 07/02 0101 03CHECK 275.40



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 10515 PG 274

RECEIVED OF _____

FOR _____

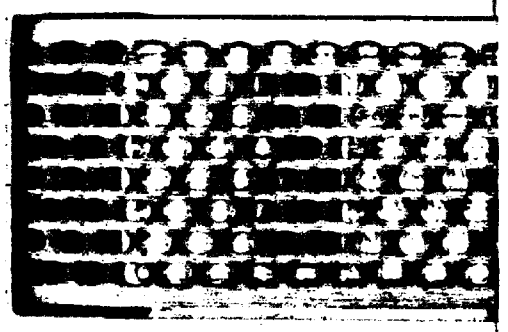
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	72000.00
CON TX	266.40
PRFEE	1.00
WDEED	8.00
TOTAL	275.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID CHECK 275.40

07/02/97 01 13:30 0001 0144



D322343

IDENTIFICATION REFERENCE

97 JUL -2 PM 1:28

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1169923