THIS INSTRUMENT WAS PREPARED BY:
James N. Bryan, Jr.
211 Third Avenue, N.
Nashville, TN 37201

BOOK 10553 PG 120

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Wilson	same	map 092-03-0
(NAME)	(NAME)	
2401 Jefferson Street		parcel 032.00 and 00
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37208-2817		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

97 AUG -1 PM 2:44
FELIX ZANDER, REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

Mary E. Wilson
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JULY, 1997.

Notary Public

MY COMMISSION EXPIRES: May 26, 1998

NOTARY PUBLIC AT LARGE

0333045
IDENTIFICATION REFERENCE

WARRANTY DEED

For and in consideration of the sum 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, I, Mary E. Wilson, hereinafter called the Grantor, have bargained and sold, and by these presents does transfer and convey unto my son, James Wilson, hereinafter called the Grantee, his heirs, successors, and assigns, 2 (two) parcels of land in Davidson County, Tennessee, described as follows:

Parcel 1:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plain of Bransford Realty Company's Subdivision of Lots 21 and 28, inclusive and other lots in Mrs. E. S. Clark's Subdivision, and other property as of record in Book 421, page 90, Register's Office for said County.

Said Lot No. 25 fronts 51 feet on the southerly side of Jefferson Street, and runs back between parallel lines, 182 feet to an alley.

INCLUDING but EXCLUDING THAT portion of the property conveyed to the State of Tennessee by deed from Virgie Arnold and husband, as of record in Book 4134, page 767, Register's Office for Davidson County, Tennessee, containing 23 square feet, more or less.

Being the same property conveyed to J. R. Wilson and wife, Mary E. Wilson, by deed from J. R. Brown and wife, Lillie T. Brown, of record in Book 4144, page 437, Register's Office for Davidson County, Tennessee. The said J. R. Wilson, (James R. Wilson), having predeceased his wife in 1994.

Parcel 2:

Land in Davidson County, Tennessee described as follows:

That part of Lots 1, 2 and 3 lying southwesterly of a line parallel with and 50 feet southwesterly from the Illinois Central Railroad Company's centerline of main track, all in J.A. Jowett's Subdivision of Lot 3 as recorded in Book 57, page 67, at Nashville, Davidson County, Tennessee.

Grantor for itself, its successors and assigns grants to grantee Non-Exclusive Roadway Easement, with cost of construction, maintenance, repair and renewal to be at sole expense of the grantee on, over and across the following described premises to-wit:

Beginning on the northerly line of said Lot 1, said point being on the South line of Jefferson Street and 50 feet westerly from said centerline of main track, as measured at a right angle thereto;

thence easterly along said southerly line of Jefferson Street a distance of 30 feet;

thence southerly at a right angle a distance of 50 feet, more or less, to a point 50 feet westerly from said centerline of main track, as measured at a right angle thereto;

thence northerly parallel with and 50 feet westerly from said centerline of main track to the point of beginning.

Being the same property conveyed to James R. Wilson and wife, Mary E. Wilson by Quitclaim Deed from Illinois Central Railroad Company, an Illinois corporation of record in Book 4375, page 767 Register's Office in Davidson County, Tennessee.

This conveyance is made subject to:

1. 1997 taxes, which have been prorated and assumed by Grantee.

2. Certain restrictions as to parcel 1 contained in a deed of record in Book 4134, page 767, said Register's Office which states that there is no access from Jefferson Street to the premises in question. However, said deed provides that there may be access to the premises from an alley in the rear. (See subsequent conveyance of record in Book 4375, page 767.)

3. With respect to Parcel 2, Grantor's reservation of the right for maintenance, replacement and use of all existing conduits, sewers, water mains, gas lines, electric lines and easements on said premises conveyed.

4. With respect to Parcel 2, Grantor's reservation of all oil, coal, gas, sulfur, and other mineral rights as described in Deed at Book 4375, page 767.

This is improved property known as 2401 Jefferson Street, Tennessee 37208-2817.

TO HAVE AND TO HOLD the said parcel of land, with the 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, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind herself, her heirs, successors 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.

WITNESS my hand this 31st day of July, 1997.

Mary E. Wilson

BOOK 10553 PG 122

CERTIFICATE OF ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jeffery S Frensley, a Notary Public in and for said County and State, the within named, Mary E. Wilson, 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 31st day of July, 1997.

Notary Public

My commission expires: May 28, 2000

JEFFERY S FRENSLEY NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

1989 08/01 0101 03CHECK 124.00

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

RECEIVED OF _____

FOR _____

BOOK 10553 PG 123

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 30000.00
CON TX 111.00
PRFEE 1.00
WDEED 12.00
TOTAL 124.00
CHECK 124.00

08/01/97 01 14:43 0001 1989

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0333045
IDENTIFICATION REFERENCE

97 AUG -1 PM 2:44
FELIX Z. WILSON, III REGISTER
DAVIDSON COUNTY, TN.

No. 1181615