ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Steven P. Jeffords	New Owner	
P.O. Box 50586		Map 83-5
Nashville, TN 37205-0586		Parcel 76

This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Aubrey Hiam, (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto Steven P. Jeffords (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Being land in Davidson County, Tennessee, Lot 15, of Block E, on the Map of E. F. Brown's Eastwood Addition as of record in Book 332, page 63, Register's Office of Davidson County, Tennessee.

Said Lot 15 fronts 50 feet on the south side of Chicamauga Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Aubrey Hiam by Warranty Deed from Shirley Miller Petty of record in Book 10465, page 574, said Register's Office for Davidson County, Tennessee.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1997 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 1028 Chicamauga Avenue, Nashville, Tennessee 37206.

STATE OF TENENSSEE)
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $36,000.00.

Affiant

Subscribed and sworn to before me this 28th day of July, 1997

Notary Public

My Commission Expires: 1-24-98

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantor does covenant with the 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 set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 28th day of July, 1997.

Aubrey Hiam

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 **Aubrey Hiam**, 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 28th day of July, 1997.

NOTARY PUBLIC

My Commission Expires: 1-24-98

0751 11/12 0101 03CHECK 142-20

0369015

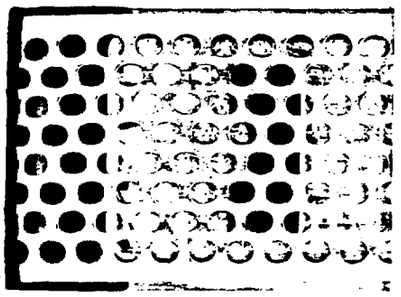
IDENTIFICATION

97 NOV 12 AM 8:53

REGISTER
DAVIDSON CO. TN.

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 10681 PG 115

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

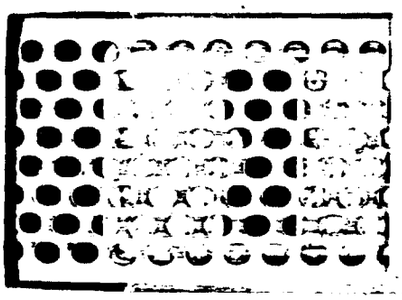
CAMT 36000.00
CON TX 133.20
PRFEE 1.00
WDEED 8.00
TOTAL 142.20
CHECK 142.20

11/12/97 01 08:55 0001 0751

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0369015 IDENTIFICATION

97 NOV 12 AM 8:53 FELIX Z. REGISTER DAVIDSON CO., TN.



No. 1219927