THIS INSTRUMENT PREPARED BY: WILLIAM H. LASSITER, JR., 213 Fifth Avenue, North, Nashville, TN 37219-1901; (615) 259-9344

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP & PARCEL NOS.**
Lee Allen Reynolds	Same	Map: 104-08
1308 Sixteenth Ave., South		Parcel: 340
Nashville, TN 37212		F.B.: 22W-16585

WARRANTY DEED

FOR AND IN CONSIDERATION OF FIFTY THOUSAND AND 00/100 ($50,000.00) DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **JAMES K. ROONEY**, hereinafter called the "Grantor", have bargained and sold, and by these presents, do transfer and convey unto **LEE ALLEN REYNOLDS**, hereinafter called the "Grantee", his heirs and assigns, all of my right, title and interest (being a one-fourth (1/4) undivided interest) in and to the following described tract or parcel of land, located in Davidson County, State of Tennessee, described as follows, to wit:

> BEING a part of Lot No. 41 on the Map of O. B. Hayes' Rokeby Addition, of record in Book 21, page 87, Register's Office for said County, described as follows:
>
> BEGINNING at a point in the easterly margin of 16th Avenue, South, 100 feet South of the southerly margin of Horton Avenue, formerly Weston Avenue; thence easterly and parallel to Horton Avenue, 147.5 feet to the westerly margin of an alley; thence with the margin of said alley, southerly 56 feet to a point; thence westerly 147.5 feet to the easterly margin of 16th Avenue, South; thence with the margin of the same, northerly 56 feet to the beginning.
>
> BEING the same property conveyed to James K. Rooney by quitclaim deed from TJAM, a Tennessee General Partnership, composed of Terrell T. Ketchum, James K. Rooney, Lee Allen Reynolds and Mark J. Miller, of record in Book 10725, page 422, Register's Office for Davidson County, Tennessee.
>
> This description is the same description provided in the previous deed of record.

This is improved property known as 1312 16th Avenue, South, Nashville, TN 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and we do covenant with the said Grantee 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 Grantee, his 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.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 1st day of December, 1997.

GRANTOR:

JAMES K. ROONEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ 50,000.00.

AFFIANT

Sworn to and subscribed before me this

1st day of December, 1997.

Notary Public

2362 12/17 0101 03CHECK 194.00

My Commission Expires: 1-27-2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Sandra D. Wilkins, a Notary Public in and for said County and State, **JAMES K. ROONEY**, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand, at office in Nashville, Tennessee, on this 1st day of December, 1997.

Notary Public

My Commission Expires:

1-27-2001

97 DEC 17 PM 1:54

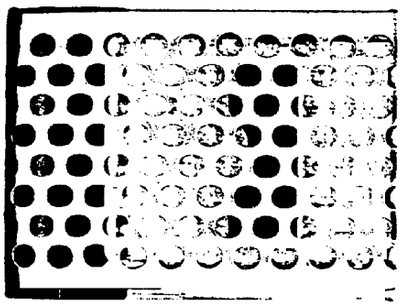
IDENTIFICATION REFERENCE

03811265

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10725 PG 427

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	50000.00
CON TX	185.00
PRFEE	1.00
WDEED	8.00
TOTAL	194.00
CHECK	194.00

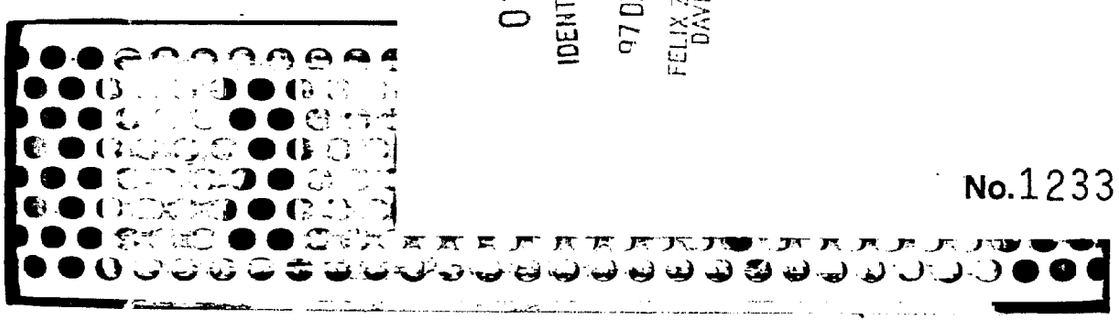
12/17/97 01 13:56 0001 2362

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03811265
IDENTIF. & REFERENCE

97 DEC 17 PM 1:56

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.



No. 1233114