RECORD AND RETURN TO:
Box 35

WARRANTY DEED

File No: 00285375

10774 PG 716

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jay M. Bernstein	Same	Map 104-16
[NAME]	[NAME]	
1711 Beechwood Avenue		Parcel 269
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Nashville, TN 37212		
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

Jerry W. Owens, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said Jay M. Bernstein, unmarried

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

7574 01/30 0101 03CHECK 1002.75

LINDA V. JONES NOTARY PUBLIC Tennessee WILLIAMSON COUNTY, TENN. LARGE

STATE OF Tennessee } The actual consideration or value which ever is greater,
COUNTY OF Williamson } for this transfer is $ 267,500.00

Subscribed and sworn to before me, this the 29TH day of JANUARY, 19 98.

Affiant

My Commission Expires: 09/08/01
My Commission Expires SEPT. 8, 2001 [Notary Seal]

Notary Public Linda V. Jones

unimproved ( )
This is improved (X) property known as 1711 Beechwood Avenue, Nashville, TN 37212
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 29TH day of JANUARY, 19 98, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Jerry W. Owens

98 JAN 30 AM 10:23
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0395258

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me Linda V. Jones, a Notary Public in and for said County and State Jerry W. Owens

the within named bargainor(s), 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 Williamson COUNTY, Tennessee, this 29TH day of JANUARY, 19 98.

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

Notary Public
Linda V. Jones

Commission expires 09/08/01
My Commission Expires SEPT. 8, 2001

STATE OF
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be _____ of the _____, the within named bargainor, a corporation, and that _____ as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19 _____.

_____Notary Public

Commission expires _____

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
414 UNION STREET, SUITE 1800
NASHVILLE, TN 37219

WARRANTY DEED

FROM

_____

TO

_____

_____

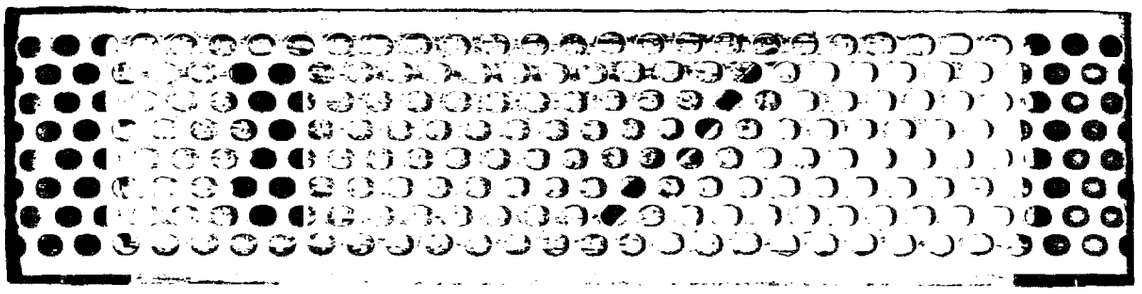
Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

EXHIBIT A

Land in Davidson County, Tennessee, being the easterly one-half of Lot No. 231 on the Plan of Belmont Land Company's Plan called Belmont Heights, as of record in Plat Book 421, page 34, Register's Office for Davidson County, Tennessee, described as follows:

Said part of said Lot No. 231 fronts 50 feet on the southerly side of Beechwood Avenue and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to Jerry W. Owens, unmarried, by deed from Wilbur Guy McClurkan, Jr., and Milton Patrick McClurkan, Devisees under the Last Will and Testament of Wilbur Guy McClurkan, Sr., of record in Book 10565, page 827, Register's Office for Davidson County, Tennessee.



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

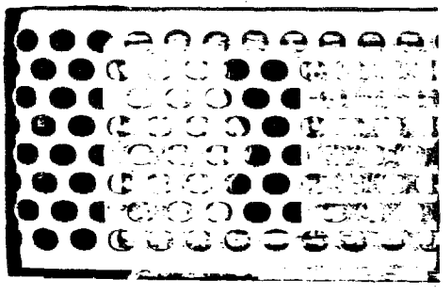
RECEIVED OF _____

FOR _____

BOOK 10774 PG 719

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	267500.00
CON TX	989.75
PRFEE	1.00
WDEED	12.00
TOTAL	1002.75
CHECK	1002.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/30/98 01 10:29 0001 7574

0395258
IDENTIFICATION REFERENCE

98 JAN 30 AM 10:23

DAVIDSON COUNTY, TN.

No. 1248151