BOOK 10879 PG 509

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Yvonne Denise Buntin	Steven P. Jeffords	
1028 Chicamauga Avenue	P.O. Box 50586	Map 83-5
Nashville, TN 37206	Nashville, TN 37205	Parcel 76

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

98-02-4956

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, Steven P. Jeffords (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto Yvonne Denise Buntin, a single person (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 Steven P. Jeffords by Warranty Deed from Yvonne Denise Buntin, a single person of record in Book 10681, page 113, 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 1998 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 $48,000.00.

Yvonne Denise Buntin
Affiant

Subscribed and sworn to before me this 31st day of March, 1998.

Notary Public

My Commission Expires: 11-24-2001

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, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 31st day of March, 1997.

Steven P. Jeffords

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 **Steven P. Jeffords**, 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 31st day of March, 1998.

NOTARY PUBLIC

My Commission Expires: 3-6-99

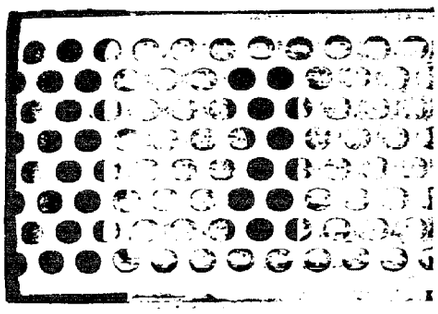
NOTARY PUBLIC DAVIDSON CO. TENN. AT LARGE

04234484
IDENTIFICATION REFERENCE

98 APR -8 PM 3:14 1898 04/08 0101 03CHECK 186.60

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

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



RECEIVED OF _____

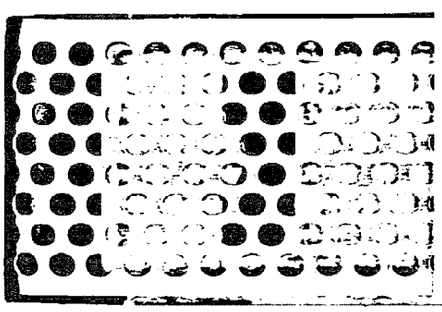
FOR _____

BOOK 10879 PG 511

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	48000.00
			CON TX	177.60
			PRFEE	1.00
			WDEED	8.00
			TOTAL	186.60
			CHECK	186.60
04/08/98	01		15:15 0001	1898

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



042484
IDENTIF. # REFERENCE
98 APR -8 PM 3:14
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1278082