58-1

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF April 19 98

Notary Public

MY COMMISSION EXPIRES: November 24, 2001
(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY TENN PAULA M. THOMPSON

THIS INSTRUMENT WAS PREPARED BY
COMBOS & ASSOCIATES, P.C., 315 Deaderick Street, 1430, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carl E. Jones (NAME)	NEW OWNER (NAME)	MAP 81
1026 14th Avenue North (ADDRESS)	1314 5th Ave North Suite 200 (ADDRESS)	GROUP 16
Nashville, TN 37208 (CITY) (STATE) (ZIP)	Nashville TN 37208 (CITY) (STATE) (ZIP)	PARCEL 470

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, D. Van Ford and Roland Jones

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carl E. Jones, a married person

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the southerly thirty seven and one-half (37 1/2) feet of Lot No. Eleven (11) on the Plan of Harding's First Addition to Nashville, as of record in Book 19, page 241, Register's Office for Davidson County, Tennessee, described as follows;

Beginning at the Northeast corner of Harding Street and 14th Avenue, North, formerly Watkins Street, being the Southwest corner of said Lot No. 11; thence witht he northerly margin of Harding Street, easterly sixty-seven and one-half (67 1/2) feet to Lots Nos. 11 and 12; thence northerly with the line between said two lots, thirty seven and one-half (37 1/2) feet; thence, westerly parallel with Harding Street, sixty seven and one-half (67 1/2) feet; more or less, to the easterly margin of 14th Avenue North, thence with the easterly margin of said 14th Avenue, North southerly thirty seven and one-half (37 1/2) feet to the beginning.

Being the same property conveyed to D. Van Ford and Roland Jones by deed from Ruby Blac, unmarried, of record in Book 10367, page 316, Register's Office for Davidson County, Tennessee.

The above legal description is the same as used in the prior Deed.

This property conveyance is subject to the Plan of record in Plat Book 19, page 241; any and all restrictive covenants and/or easements running with the land and taxes for the current year which have been prorated and assumed by the Grantee.

THIS IS NOT AND NEVER HAS BEEN THE PRIMARY RESIDENCE OF THE GRANTORS.

unimproved ( )
This is improved (X) property, known as 1026 14th Avenue North, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness our hand s this 13th day of April, 19 98

D. Van Ford

Roland Jones

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 D. Van Ford and Roland Jones

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 13th day of April 19 98.

Commission expires November 24, 2001

Paula M. Thompson
Notary Public

PAULA M. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

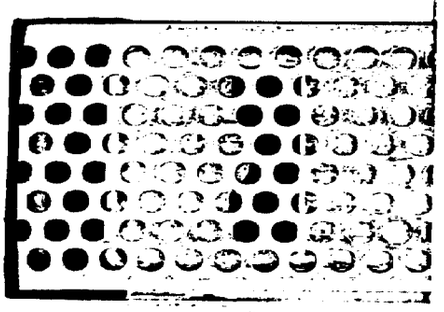
My commission expires _____

_____
Notary Public

RECEIVED FOR REFERENCE
98 APR 16 PM 2:23
FELIX Z. WINSTEAD REGISTER
DAVIDSON COUNTY, TN.

015027 04/16 0101 03CHECK
219.90

04264112



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

RECEIVED OF _____

FOR _____

BOOK 10889 PG 385

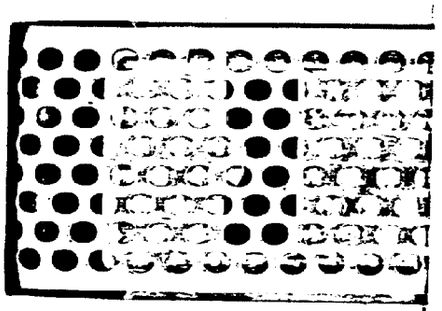
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 57000.00
CON TX 210.90
PRFEE 1.00
WDEED 8.00
TOTAL 219.90
CHECK 219.90

04/16/98 01 14:24 0001 5027

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0426412
IDENTIFICATION REFERENCE

98 APR 16 PM 2:23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1281177