BOOK 10923 PG 38

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

William A. Jennings Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF May 19 98

Carolyn C. Adams
Notary Public

MY COMMISSION EXPIRES: 9/13/00
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William A. Jennings, Jr. (NAME)	William A. Jennings, Jr. (NAME)	MAP 69-16
2203 Chadwick Court (ADDRESS)	2203 Chadwick Court (ADDRESS)	PARCEL 38
Mt. Juliet, TN 37122 (CITY) (STATE) (ZIP)	Mt. Juliet, TN 37122 (CITY) (STATE) (ZIP)	

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, Ronald A. McCall

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William A. Jennings, Jr. and wife, Sandra M. Jennings

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:

A tract or parcel of land in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by Ernest Davis, Surveyor, dated October 18, 1959, as follows:
Beginning at a point in the center of Old Hydes Ferry Road, northwest corner of a tract of land conveyed to James Utley by deed of record in Book 3830, page 742, Register's Office for Davidson County, Tennessee; running thence with Utley's line South 53 deg. 30' West 150 feet; thence South 33 deg. 45' West 63 feet; thence North 56 deg. 15' West 72 feet; thence North 33 deg. 45' East 208 feet to a point in Hydes Ferry Road; thence South 57 deg. 45' East 104.5 feet to the junction of the Old and the New Hydes Ferry Road; thence with Old Hydes Ferry Road South 36 deg. East 20.5 feet to the beginning.

Being the same property conveyed to Ronald E. McCall by Deed of record in Book 8506, page 990, Register's Office for Davidson County, Tennessee.

Ronald E. McCall and Ronald A. McCall are one and the same person.

This is not the principal residence of the Grantor.

MAIL ENV.

98 MAY -8 AM 8:20

04354493

unimproved ( )
This is improved (X) property, known as 3805 Hydes Ferry Road, Nashville, TN
(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 my hand this 1st day of May 19 98

Ronald A McCall
Ronald A. McCall

STATE OF ~~TENNESSEE~~ OHIO:
COUNTY OF ~~DAVIDSON~~ Franklin :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald A. McCall

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 ~~XXXXXXXXXXXXXX~~ Ohio ~~Tennessee~~, this 1st day of May 19 98.

Commission expires 08-07-01

Linda M. Woodfork
Notary Public

LINDA M. WOODFORK
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES
AUGUST 7, 2001

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

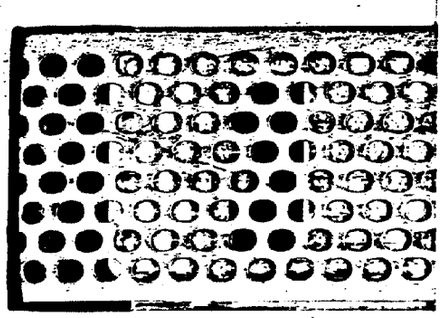
4688 05/08 0101 03CHECK 342.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

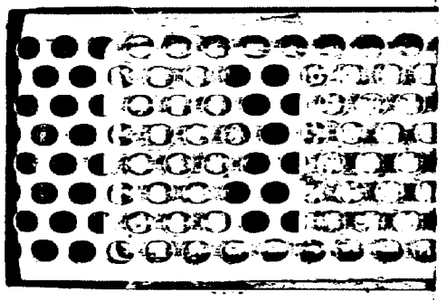
FOR _____

BOOK 10923 PG. 40

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 90000.00
				CON TX 333.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 342.00
				CHECK 342.00
05/08/98	01			08:23 0001 4688

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0435493

IDENTIFICATION REFERENCE

98 MAY -8 AM 8:20

REGISTER
DAVIDSON COUNTY, TN.

No. 1290730