WARRANTY DEED

10965 PG 634

AARON ADAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF May 19 98

Notary Public

MY COMMISSION EXPIRES: March 23, 2002
(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
ELGRINE KIRBY, JR.	SAME	MAP 72-15
(NAME)	(NAME)	
1612 BRANCH STREET		PARCELS 134 AND
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37216		135
(CITY) (STATE) (ZIP)	(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, WILLIAM C. JENNINGS AND THOMAS H. JENNINGS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ELGRINE KIRBY, JR. AND WIFE, JENNA L. KIRBY

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:

TRACT I:
Land in Davidson County, Tennessee, being the northerly 11.6 feet of Lot No. 3 and the southerly 38.4 feet of Lot No. 4 on the Map of James Cobb's Subdivision of Lot No. 15 in Maxey's Addition to Brownsville, as of record in Book 161, page 78, Register's Office for said County.

Said parts of Lots Nos. 3 and 4 front together 50 feet on the westerly side of Branch Avenue, formerly McKinney Avenue, and run back between parallel lines 172 feet to an alley.

TRACT II:
Land in Davidson County, Tennessee, being the south 38 feet 6 inches of Lot No. 3 in the Cobb Subdivision of Lot 15 of Maxwell's Addition to Brownsville, as of record in Book 161, page 78, Register's Office for said County.

Said south 38 feet 6 inches are located on the west side of McKinney Avenue, now Branch Street, and extend back between parallel lines 172 feet to an alley.

Being the same property conveyed to WILLIAM C. JENNINGS AND ~~XXXXX~~ THOMAS H. JENNINGS a one-half undivided interest each, by Quitclaim Deed from LAURA JENNINGS FULCE, of record in Book 6325, page 962, Register's Office for Davidson County, Tennessee. The said LAURA JENNINGS FULCE having reserved the full use, control, income and possession of the property for and during her natural life. Further, the said LAURA JENNINGS FULCE having since died.

This is not the principal residence of the Grantors.

7064 06/05 0101 03CHECK 175.50

unimproved ( )
This is improved (X) property, known as 1606 BRANCH STREET, NASHVILLE, TN 37216
(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 29th day of May 19 98

WILLIAM C. JENNINGS

THOMAS H. JENNINGS

BOOK 10965 PG 635

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 WILLIAM C. JENNINGS AND THOMAS H. JENNINGS

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 GOODLETTSVILLE, Tennessee, this 29th day of May 19 98.

Commission expires March 23, 2002

Notary Public

AARON ADAMS 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 _____ 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

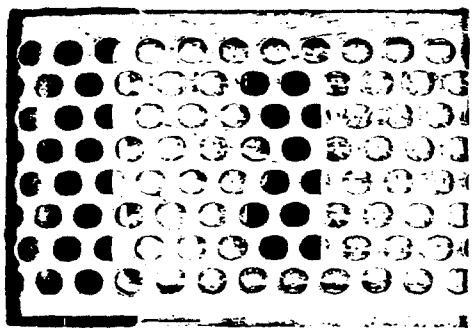
IDENTIF. & REFERENCE

98 JUN -5 PM 2:48

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

044709 98



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10965 PG 636

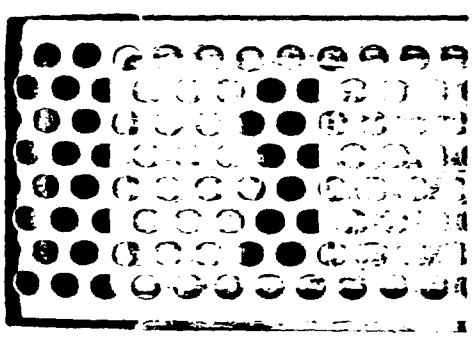
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 45000.00
CON TX 166.50
PRFEE 1.00
WDEED 8.00
TOTAL 175.50
CHECK 175.50

06/05/98 01 14:51 0001 7064

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0447098
IDENTIF. ↑ REFERENCE

98 JUN -5 PM 2:48

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

No. 1[illegible]