This form furnished by Sumner County Title Co.

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF Sumner }

The Actual Consideration or Value, Whichever is Greater, For This Transfer is $ 18,650.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF January 1974

Notary Public

MY COMMISSION EXPIRES: November 13, 1974

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harlan Martin, Attorney at Law; P. O. Box 676, Hendersonville, Tennessee 37075

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ms.Viola & Deborah Johnson	Guaranty Mortgage Company	
(NAME)	(NAME)	
2785 Old Matthews Road	311 Seventh Avenue North	59-16
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	227
Nashville, Tennessee 37207	Nashville, Tennessee 37219	
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Jones Homes, Inc., a Tennessee corporation,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Viola Johnson and daughter, Deborah Johnson, both unmarried,

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 the 13th Civil District Annexed (formerly the 12th Civil District) of Davidson County, Tennessee, being Lot No. 224 on the Plan of Trinity Hills Village, Section II, First Addition, as of record in Book 4460, pages 45 and 46, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more particular description.

Being a portion of the property conveyed to Jones Homes, Inc., by deed from Jones Enterprises, Inc., of record in Book 4551, page 442, said Register's Office.

This conveyance is made subject to restrictions of record in Book 4551, page 440, Register's Office for Davidson County, Tennessee, and to set-back lines and easements as may appear of record.

This is unimproved ( ) improved (x) property, known as 2785 Old Matthews Road, Nashville, Tennessee 37207
(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, 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 7th day of January 1974

the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

JONES HOMES, INC.

By: _____
Vice President

BOOK 4779 PAGE 653

STATE OF TENNESSEE
County of _____

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19__

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
County of Sumner

Before me, Elizabeth N. Thomson, a Notary Public within and for the State and County aforesaid, personally appeared R. E. Ellis and _____ with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the Vice President and _____, respectively of the Jones Homes, Inc., the within named bargainor, a corporation, and that (he) as such Vice President and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said R. E. Ellis as such Vice President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Hendersonville, Tennessee on this the 7th day of January, 1974

My commission expires November 13, 1974

Elizabeth N. Thomson
Notary Public

RETURN TO HARLAN MARTIN
BOX 1 HENDERSONVILLE TENN.

C 38022

IDENTIF. REFERENCE

Jan 10 10 07 AM '74

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

SUMNER COUNTY TITLE CO.
Titles Guaranteed
Hendersonville, Tennessee

WARRANTY DEED

FROM JONES HOMES, INC.

TO VIOLA AND DEBORAH JOHNSON, BOTH UNMARRIED

JAN 10 CONV 18,650.00
JAN 10 STAX A* 48.36
JAN 10 PRTEE A* .50
JAN 10 RECD A* 4.00 * 52.86

NOTARY PUBLIC AT LARGE
STATE OF TENN.