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FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 36,000.00

Ronald S. Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF January 19 74

Notary Public

MY COMMISSION EXPIRES: 11/8/75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Foley & Weiss, Attorneys (NAME) 521 Stahlman Building Nashville, Tennessee 37201 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald S. Jones et ux (NAME)	J. I. KISLAK MORTGAGE CORPORATION (NAME)	13D 24835
3735 Westport Drive (STREET ADDRESS OR ROUTE NUMBER)	1101 Brickell Avenue (STREET ADDRESS)	Map 48-98
Nashville, Tennessee 37218 (CITY) (STATE) (P. O. ZIP)	Miami, Florida 33131 (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, John Jakes, Jr. and wife, Clara June Jakes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald S. Jones, and wife, Derryl D. Jones

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 of Davidson County, Tennessee, being part of Tract No. 1 as conveyed in the deed from W. H. Thompson, Sr., et al, to Howard B. Moore and wife, of record in Book 2735, page 235, Register's Office for said County, and described partially according to a survey made July 23, 1959, by Z. J. Wilkinson, Surveyor, as follows, being designated as Tract Nineteen.

BEGINNING in the southwesterly margin of Westport Drive at an iron pin located South 46 degrees 30 minutes East, 150 feet from the easternmost corner of property conveyed to T. E. Howse and wife, by deed of record in Book 2751, page 529, said Register's Office; and running thence, along the southwesterly margin of Westport Drive, South 46 degrees 30 minutes East, 98.6 feet to a point at the beginning of a curve; thence along said curve, which has a radius of 247.5 feet, southeastwardly 26.4 feet to an iron pin; thence South 32 degrees 45 minutes west 298 feet to an iron pin near a cedar in the original southwesterly line of said tract No. 1; thence along said line, North 49 degrees 45 minutes West (cited as 52 degrees 15 minutes in said Book 2735, page 235) 183 feet to an iron pin; thence north 43 degrees 30 minutes east 301 feet to the beginning, containing 1.06 acres, more or less.

BEING the same property conveyed to John Jakes, Jr., and wife, Clara June Jakes, by deed from John Julian Forte and wife, Ruth Russell Forte, of record in Book 4019, page 318, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions, and setback lines, if any and easements and rights of way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is unimproved ( ) improved (X) property, known as 3735 Westport Drive, Nashville, Tennessee 37218 (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 hands this 22nd day of January, 19 74

John Jakes, Jr.

Clara June Jakes

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Jakes, Jr., and wife, Clara June Jakes

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 22nd day of January, 19 74

Commission expires 11/8/75

Notary Public

LINDA NEILL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
Davidson County

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 (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ 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 _____ 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

file in box # 4

WARRANTY DEED

FROM JOHN JAKES, JR. ET UX

TO RONALD S. JONES, ET UX

C 3 9 4 6 8

IDENTIF. REFERENCE

JAN 23 9 18 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN23	CONV	36,000.00			
JAN23	S TAX		A*	93.60	
JAN23	PR FEE		A*	.50	
JAN23	W DEED		A*	4.00	* 98.10