This instrument prepared by: JACKSON, TANNER & REYNOLDS, Attorneys
Suite 100, 216-Third Avenue North
Nashville TN 37201

WARRANTY DEED

BOOK 5178 PAGE 176

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth Ray Jones, Jr. et ux (NAME:)	Fidelity Federal Savings & Loan Assoc. (NAME:)	11D-64057
1038 Heritage Village (STREET ADDRESS OR ROUTE NUMBER)	401 Union St. (STREET ADDRESS)	42-11-A-38
Madison, Tn. (CITY) (P. O. ZONE) (STATE)	Nashville, Tn. 37219 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of

TEN and no/100 ---------- ($10.00) ---------- *DOLLARS*
cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged,

we, Arthur Milton Spining, Jr., Arthur Milton Spining, III, John Baker Spining and William Parker Spining,

have bargained and sold, and by these presents do transfer and convey unto the said Kenneth Ray Jones, Jr. and wife, Bridget Ann Jones, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

A part of Heritage Village Condominium tract as shown of record in Plat Book 4675, page 46, Register's Office for Davidson County, Tennessee, as follows:

Unit No. 1038 on the said Section Plat, together with the carport designated Number 1038, a family unit type, as shown in and described by the Master Deed Establishing Horizontal Property Regime with respect to Heritage Village Condominium, including the Plan and the Administrative By-Laws thereunto attached and exhibited, recorded in Book 4758, page 179, Register's Office for Davidson County, Tennessee, as amended in Book 4808, page 829, Register's Office for Davidson County, Tennessee.

TOGETHER with each and all of the rights, privileges and appurtenances thereunto belonging, as set forth in the said Master Deed, Plan and Administrative By-Laws, including without limitation such unit's undivided percentage interest in the land and general common elements.

SUBJECT, HOWEVER, TO ALL of the provisions, conditions, restrictions, options, burdens, and undertakings contained in the Master Deed, the Plan and Administrative By-Laws thereunto attached and to the rules and regulations, all of which Grantees do assume and agree to observe and perform, including, but not limited to, the payment of assessments.

Being the same property conveyed to Arthur Milton Spining, Jr. for his lifetime, and at his death, to Arthur Milton Spining, III, John Baker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 31,500.00

Affiant

Subscribed and sworn to before me, this the 29th day of July, 1977

Notary Public

My commission expires: 26 Aug 1980
(Affix Seal)

Spining, and William Parker Spining, by deed from David Pollack, Trustee, of record in Book 4949, page 994, Register's Office for Davidson County, Tennessee.

unimproved ( ) This is improved (X) property, known as 1038 Heritage Village Drive, Madison TN 37115 (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Kenneth Ray Jones, Jr. and wife, Bridget Ann Jones, their *heirs and assigns, forever.*

And we *do covenant with the said* Kenneth Ray Jones, Jr. and wife, Bridget Ann Jones, *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.*

And we, the said Grantors, *do further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Kenneth Ray Jones, Jr. and wife, Bridget Ann Jones, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 29th *day of* July, *19* 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Arthur Milton Spining, Jr.
Arthur Milton Spining, Jr., individually

Arthur Milton Spining III by Arthur Milton Spining, Jr.
Arthur Milton Spining, Jr., as Attorney-in-Fact for Arthur Milton Spining, III

William Parker Spining by Arthur Milton Spining, Jr.
Arthur Milton Spining, Jr., as Attorney-in-Fact for William Parker Spining

John Baker Spining by Arthur Milton Spining, Jr.
Arthur Milton Spining, Jr., as Attorney-in-Fact for John Baker Spining

Under Power of Attorney of record in Book 5157, page 400, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John R. Reynolds, *a Notary Public in and for said County and State, the within named* Arthur Milton Spining, Jr., individually, and Arthur Milton Spining, Jr., Attorney-in-Fact for Arthur Milton Spining, III, John ~~Baker Spining and William Parker Spining, under Power of Attorney of~~ record in Book 5157, page 400, Register's Office for Davidson County, Tennessee, *the bargainor~~s~~, 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* 27th *day of* July, *19* 77. John R. Reynolds, *Notary Public.*

Commission Expires 26 Aug 1980

REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE AT LARGE NIOD

STATE OF
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....., *this*.....

day of....., *19*.....

....., *Notary Public.*

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared*....., *with whom I am personally acquainted, and who, upon oath, acknowledged*.....*self to be*..... .....*of the* ....., *the within named bargainor, a corporation, and that* .....*he as such*....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by*.....*self as*.....

Witness my hand and seal, at office in....., *this*.....*day of*....., *19*.....

.....
Notary Public

Commission Expires.....

BOOK 5178 PAGE 179

5TC 844-0

WARRANTY DEED

FROM

ARTHUR MILTON SPINING, JR. et al

TO

KENNETH RAY JONES, JR. et ux

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

E 17631

IDENTIF. REFERENCE

AUG 1 2 38 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-1631
NASHVILLE, TENNESSEE 37208

AUG-17	CONV	31,500.00				
AUG-17	S'TAX		B*	81.90		
AUG-17	PR'FEE		B*	.50		
AUG-17	W'DEED		B*	8.00	*	90.40