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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 $ 25,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8th DAY OF July 19 77.

E. Barnes
Notary Public

MY COMMISSION EXPIRES: Sept 29 Reg.
(AFFIX SEAL)

FROM INFORMATION FURNISHED BY THE PARTIES:

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & WEEMS, ATTORNEYS
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM J. JONES et ux (NAME)	GUARANTY MORTGAGE COMPANY (NAME)	59-5
4908 Boyd Drive (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	226
Nashville, TN 37218 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37237 (CITY) (STATE) (ZIP)	13DA-40935

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, ALBERT BROWN, JR., and wife, OLIVIA BROWN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM J. JONES and wife, LENA M. 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 Davidson County, Tennessee, being Lot No. 231 on the Plan of Buena Vista Estates, Section 6, as of record in Book 4460, page 85, said Register's Office.

SAID Lot No. 231 fronts 70.0 feet on the easterly side of Boyd Drive and extends back 150.0 feet on the northerly line and 150 feet on the southerly line to a dead line in the rear measuring 70.0 feet thereon.

BEING the same property conveyed to Albert Brown, Jr., and wife, Olivia Brown by deed from Eula Sherron, a single woman, of record in Book 4827, page 306, Register's Office for Davidson County, Tennessee.

IT is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Guaranty Mortgage Company of record in Book 4769, page 67, and also a second mortgage Deed of Trust to First American National Bank of record in Book 5156, page 475, both in the Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved ( ) improved (X) property, known as 4908 Boyd 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 hand s this 8th day of July, 1977

Albert Brown Jr.
Albert Brown, Jr.

Olivia Brown
Olivia Brown

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 Albert Brown, Jr. and wife, Olivia Brown

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 8th day of July, 19 77

Commission expires Nov 21, 1978

Marcum L. Bass Jr.
Notary Public

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

WARRANTY DEED

FROM
ALBERT BROWN, JR. et ux

TO
WILLIAM J. JONES et ux

E 41073

IDENTIF. REFERENCE

DEC 9 1 42 PM '77

DAVIDSON COUNTY, TENN.

WILKINS, ADAMS & WEEMS, ATTORNEYS
401 Union Street
1100 Fidelity Federal Building
Nashville, Tennessee 37219

DEC-9-	CONV	25,000.00			
DEC-9-S'TAX			B*	65.00	
DEC-9-PR'FEE			B*	.50	
DEC-9-	W'DEED		B*	4.00	* 69.50