THIS INSTRUMENT PREPARED BY:

JACK R. LEE
P.O. Box 8440
NASHVILLE, TN

BOOK 5282 PAGE 420

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles E. Jones	SAME	Map. 71-2
(NAME) Avondale Circle	(NAME)	Par. 50
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Love and Affection *Dollars,*

John Jones, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said

Charles E. Jones and wife Rosalind S. Jones

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 20 on the map of E.C. Scruggs Avondale Plan, as of record in book 161, page 13, Registers Office, Davidson County, and being more particularly described as follows:

Beginning at an iron pin in the north margin of Avondale Circle, formerly Stratford Avenue and being a common corner of Lot No. 19 and Lot No. 20 on the map of E.C. Scruggs Avondale Plan; thence with the north margin of Avondale Circle S 79°-00'W, 50.00 feet to an iron pin; thence with the common line between Lot No. 20 and Lot No. 21 of said Plan N 11°-00'W, 149.00 feet to an iron pin in the south margin of a 12.00 foot Alley thence with said south margin N 79°-00'E, 50.00 feet to an iron pin; thence withthe common line between Lot No. 20 and Lot No. 21 of said E.C. Scruggs Avondale Plan s 11°-00'E, 149.00 feet to the point of beginning and containing7,450.0 square feet, more or less.

Being the same property conveyed to John Jones, unmarried by deed from Claude F. Cantrell and wife Bertha G. Cantrell of record in book 4550, page 215, Registers Office, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $1000.00

Subscribed and sworn to before me, this the 22 day of April 19 78

Affiant Jack R. Lee

My commission expires: 3-14-79 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as Lot # 20 Avondale Circle, Nashville, TN
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

John Jones, unmarried

(successors), heirs and assigns forever. covenant that he *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

further covenant and bind his *heirs and representatives, to warrant and forever defend the title to said real estate to said* Charles E. Jones and wife Rosalind S. Jones

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand this* 22nd *day of* April, 19 78 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John Jones

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *a Notary Public in and for said County and State,* Charles E. Jones and wife Rosalind S. Jones

the within named 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* 22nd *day of* April, *19* 78

Commission expires 2-14-79 Mary P. Sturgis *Notary Public*

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 .....

RETURN TO:
JIM WALTER HOMES, INC.
P. O. BOX 22601
TAMPA, FLORIDA 33622

MAY-8 78	CONV	*1,000.00				
MAY-8 78	S'TAX		B*	2.60		
MAY-8 78	PR'FEE		B*	.50		
MAY-8 78	W'DEED		B*	4.00	*	7.10

E 63980

IDENTIF. REFERENCE

MAY 8 9 53 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238