THIS INSTRUMENT PREPARED BY: DAVID R. KENNEDY, ATTORNEY, LANCASTER & PALMER, ATTORNEYS
SUITE 100, 4207 LEBANON ROAD, HERMITAGE, TENNESSEE 37076

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO: BOOK 5304 PAGE 812	MAP-PARCEL NUMBERS:
Calvin J. Jones et ux (NAME)	Mortgage Corporation of the South (NAME)	75-5
214 Bonnavue Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 10726 (STREET ADDRESS)	Part 95 151
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP CODE)	Birmingham, Alabama 35202 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00)---------- DOLLARS,

the receipt of which is hereby acknowledged by the Grantors, and other good and valuable considerations, including the assumption by the Grantees of the indebtedness owed to Mortgage Corporation of the South as recorded in Book 5090, Page 788, Register's Office for Davidson County, Tennessee, we, JERRY A. FERRARO and wife, CANDACE D. FERRARO, the GRANTORS herein,

JUN29	CONV .	43,500.00			
JUN29 S'TAX			B*	113.10	
JUN29 PR'FEE			B*	.50	
JUN29	W'DEED		B*	4.00	* 117.60

have bargained and sold, and by these presents do transfer and convey unto the said CALVIN J. JONES and wife, CAROL L. JONES,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 939 of Hermitage Hills Subdivision, Section 8, as of record in Book 3600, Page 24, Register's Office for said County.

Said Lot No. 939 fronts 77.79 feet on the easterly margin of Bonnavue Drive and runs back between lines 164.1 feet on the northerly line and 160 on the southerly line to a dead line in the rear on which it measures 102.2 feet.

Being the same property conveyed to Jerry A. Ferraro and wife, Candace D. Ferraro by deed from Robert F. Marshall and wife, Margaret S. Marshall of record in Book 5090, Page 786, Register's Office for Davidson County, Tennessee.

The parties to this conveyance hereby agree to the following terms, which are binding between the parties, but are not convenants running with the land: (1) The Grantors' Escrow deposit with Mortgage Corporation of the South is to be transferred to the Grantees at no additional cost; (2) Drapes in the living room and dining room to remain with all rods to remain; (3) T.V. antenna to remain with the remote control; (4) a roto-tiller to remain; (5) two air-conditioners are to remain; (6) outdoor stereo speakers and mercury light to remain; and (7) Possession of said house and premises to be given as of date of deed. (All above items to remain are at no additional expense to the Grantees.)

unimproved ( )
This is improved (X) property, known as 214 Bonnavue Drive (House Number) (Street)
Hermitage, Tennessee 37076
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 27th day of June, 19 78.

Jerry A. Ferraro

Candace D. Ferraro

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jerry A. Ferraro and wife, Candace D. Ferraro

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 Hermitage, Tennessee, this 27th day of June, 1978.

My commission expires 12-13-78 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in ,
this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 43,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Jerry A. Ferraro

Sworn to and subscribed before me
this 27th day of June, 1978.

My commission expires 12-13-78 Notary Public

This instrument was prepared by:

DAVID R. KENNEDY, ATTORNEY, LANCASTER & FARMER, ATTYS., SUITE 100, 4207 LEBANON ROAD
Name HERMITAGE, Address TENNESSEE 37076

WARRANTY DEED

FROM JERRY A. FERRARO et ux

TO CALVIN J. JONES, et ux

FEE 7.38 7.38

IDENTIF. REFERENCE

JUN 29 8 34 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219