This instrument prepared by: Homer R. Ayers, Attorney, 223 Madison Street, Madison, Tennessee 37115

WARRANTY DEED

Mail

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ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
ROLAND L. JONES	Churchill Mortgage Corp.	Map 127
(NAME)	(NAME) Suite	
8370 Charlotte Pike	1835 Savoy Drive, N.E. 300	Parcel 137
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37209	Atlanta, GA 30341	9 D 01177
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND 00/100----------

----------($10.00)---------- Dollars.

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged, including the Grantee assuming a certain unpaid indebtedness of record in Book 4970, page 792, Register's Office for Davidson County, Tennessee, which Grantee promise to pay and agree to hold Grantors harmless from same,

JOSEPH T. IPSER AND WIFE, SUSAN J. IPSER, hereinafter referred to as Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said ROLAND L. JONES, hereinafter referred to as Grantee, his ~~~, (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows

BEING Lot No. 2 on the Plan of Huntwick Estates, of record in Book 4660, page 64, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Joseph T. Ipser and wife, Susan J. Ipser, by deed from Zack Cheek Builders, Inc., of record in Book 4970, page 790, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants contained in instrument of record in Book 4768, page 572, said Register's Office; and is further subject to setback lines, easements, etc., as shown on Plan of record in Book 4660, page 64, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 77,709.84

Subscribed and sworn to before me, this the 3rd day of January 19 79

Affiant

My commission expires: 3/5/81 (Affix Seal)

Notary Public

This is unimproved ( ) improved (XX) property, known as 8370 Charlotte Pike, Nashville, Tennessee 37209
(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 Grantees, their (successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 3rd day of January 19 79, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Joseph T. Ipser

Susan J. Ipser

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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, JOSEPH T. IPSER AND WIFE, SUSAN J. IPSER

the within named 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 Madison, Tennessee, this 3rd day of January, 19 79

Carolyn J. Mahoney
Notary Public

Commission expires 3/15/81

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.....

JAN-8[illegible]	CONV	77,709.8[illegible]			
JAN-8[illegible]	S'TAX		B*	202.02	
JAN-8[illegible]	PR'FEE		B*	.50	
JAN-8[illegible]	W'DEED		B*	4.00	* 206.52

WARRANTY DEED

FROM
JOSEPH T. IPSER, ET UX

TO
ROLAND L. JONES

F. 0 8 3 0 7

IDENTIF. REFERENCE

JAN 8 8 59 AM '79

FELIX Z. WILSON JT REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115