THIS INSTRUMENT WAS PREPARED BY Kenneth M. Ballew, ATTORNEY AT LAW,
320 GALLATIN ROAD, MADISON, TENNESSEE. 37115

WARRANTY DEED

BOOK 5604 PAGE 354

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CLEE O. JONES, JR.	TENNESSEE HOUSING DEVELOPMENT AGENCY	43-6
(NAME) 250 Becklea Drive	(NAME) Guaranty Mortgage Company 783 Old Hickory Blvd.	Par. 312
(STREET ADDRESS OR ROUTE NUMBER) Madison, Tennessee 37115	(STREET ADDRESS) Brentwood, Tennessee 37027	11D60864
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

05/21 106 08 CHECK

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ($10.00) ---------- *Dollars,* cash in hand paid by the said grantee hereinafter named, and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by the said grantee of the unpaid balance of the indebtedness payable to TENNESSEE HOUSING DEVELOPMENT AGENCY; and secured by a deed of trust executed by Michael E. Brown and wife, Sandra K. Brown, of record in Book 5221, page 380, and corrected in Book 5233, page 929, Register's Office for Davidson County, Tennessee; which said unpaid balance the said grantee hereby agrees to assume and promises to pay;

We, MICHAEL E. BROWN and wife, SANDRA K. BROWN, hereinafter called the grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said CLEE O. JONES, JR., the grantee herein, his ~~successors and assigns~~, *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 217 on the Plan of Madison Park, Section 8, as of record in Book 4300, page 117, said Register's Office.

Said Lot fronts 69.55 feet on the northerly margin of Becklea Drive, and runs back 136.1 feet on the easterly line and 138.28 feet on the westerly line to a dead line in the rear on which it measures 77.3 feet.

Being the same property conveyed to MICHAEL E. BROWN and wife, SANDRA K. BROWN, by deed from MICHAEL L. RAMSEY and wife, DEBBIE L. RAMSEY, of record in Book 5221, page 378, said Register's Office.

This conveyance is made subject to restrictive covenant of record in Book 4532, page 300; setback lines, easements and other such limitations as shown on Plan of record in Book 4300, page 117, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 38,300.29

Subscribed and sworn to before me, this the 20th day of May 19 80

Affiant

My commission expires: 4-22-84 (Affix Seal)

Notary Public

This is improved ( ) unimproved ( ) property, known as 250 Becklea Drive, Madison, Tennessee 37115
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee ~~successors and assigns~~ 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 Grantee ~~successors and assigns~~ heirs and assigns, against the lawful claims of all persons.

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 20th *day of* May, *19* 80, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Michael E. Brown
(Michael E. Brown)

Sandra K. Brown
(Sandra K. Brown)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Michael E. Brown and wife, Sandra K. Brown

*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 Goodlettsville *Tennessee, this* 20th *day of* May, *19* 80

A. C. Sloan *Notary Public*

Commission expires 4-22-84

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 .....

WARRANTY DEED

FROM

Michael E. Brown et ux

TO

Clee O. Jones, Jr.

PLEASE RETURN TO:
Sloan Realtors
909 Meadowlark'
Goodlettsville, Tn. 37072

90262

IDENTIF. REFERENCE

MAY 21 11 50 AM '80

REGISTER
DAVIDSON COUNTY, TENN.

RUSH

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 5604 PAGE 356

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			38300.29- CO	
			99.58 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 106.08-	
			0147A05/21/80 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F90262

IDENTIFICATION REFERENCE

MAY 21 11 50 AM '80

REGISTER

DAVIDSON COUNTY, TENN.

No. 758791