BOOK 5782 PAGE 3

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM

Alma Juanita Davis and Mozelle Donegan, Administrators of the Estate of Mattie H. Craig

TO

Frederick C. Jones and Iantha V. Jones,

For draftsman's use

Schulman, Pride & LeRoy
P. O. Box 2707
Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frederick C. Jones and Iantha V. Jones	Same (NAME)	Map 105-1
2300 Lavanda Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 1
Oxnard, California 93030 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

AUG 13 2 11 PM '81

FELIX Z. WILSON III REGISTER DAVIDSON COUNTY, TENN.

65509 RUSS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$29,400.00 _____ Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF August 1981

_____ Notary Public

MY COMMISSION EXPIRES: 4-21-85

(AFFIX SEAL)

For and in Consideration of the sum of Ten and 00/100 ($10.00)---------- DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged,

Alma Juanita Davis and Mozelle Donegan, Administrators of the Estate of Mattie H. Craig,

have bargained and sold, and by these presents do transfer and convey unto the said Frederick C. Jones and Iantha V. Jones, joint tenants in common, 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. 40 on the Plan of B. F. Shields and wife's heirs Addition, in the 3rd, formerly the 10th Ward of the City of Nashville, of record in Book 57, Page 31, Register's Office for said County.

Said Lot No. 40 fronts 50.3 feet on the easterly side of Villa Place and runs back between parallel lines 140 feet 9 inches to an alley.

Being the same property conveyed to Walter Craig and wife, Mattie H.

CHECK 08/13 85.94- 2140

Craig, by Deed from J. S. Samuels and wife, Alice B. Samuels, and Virgil E. Johnson and wife, Louise G. Johnson, of record in Book 2701, Page 209, Register's Office for Davidson County, Tennessee. The said parties having since died. The said Walter Craig having predeceased the said Mattie H. Craig, and the said Mattie H. Craig having since died. And being the same property vested in Alma Juanita Davis and Mozelle Donegan, administrators with Will annexed of the Estate of Mattie H. Craig, deceased, under Will with power of sale of record in Will Book 135, Page 83, Probate Court Clerk's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1012 Villa Place, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Frederick C. Jones and Iantha V. Jones, their heirs and assigns, forever.

And we do covenant with the said Frederick C. Jones and Iantha V. Jones, 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, except as hereinabove set forth and for 1981 taxes which are a lien but not yet due and payable and which the Grantee agrees to assume and pay.

And we, Alma Juanita Davis and Mozelle Donegan, Administrators of the Estate of Mattie H. Craig, do further covenant and bind ourselves, our successors and ~~heirs and representatives~~ assigns, to warrant and forever defend the title to the said land to the said Frederick C. Jones and Iantha V. Jones, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 3rd day of August, 1981, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Alma Juanita Davis
Alma Juanita Davis

Mozelle Donegan
Mozelle Donegan

Form No. WD3b

Tennessee

STATE OF ~~TENNESSEE~~
~~Davidson~~ County.

Personally appeared before me, Annie B Smith, a Notary Public in and for said County and State, the within named Alma Juanita Davis, Administrator for the Estate of Mattie H. Craig,

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, ~~Tennessee~~, this 15th day of August, 1981.

Annie B Smith, Notary Public

Commission Expires 4-21-85

STATE OF California
County of Los Angeles

Personally appeared before me, Mary K. Willis, a Notary Public in and for said County and State, the within named Mozelle Donegan, Administrator for the Estate of Mattie H. Craig

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Los Angeles, this 3rd day of August, 1981.

Mary K Willis, Notary Public

Commission Expires 08-14-84

OFFICIAL SEAL
MARY K WILLIS
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My comm. expires AUG 14, 1984

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 .

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5782 PAGE 6

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
			2540.00- CO	
			76.44 CO TX	
			.50 PRFEE	
			5.00 MISC	
			CHECK	33.34-
			8146538/13/81 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

65509 5

IDENTIF. REFERENCE

AUG 13 2 11 PM '81

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 837841