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BOOK 5938 PAGE 826

IDENTIF. REFERENCE

SEP 20 8 51 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$52,900.00 Ronald G. Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF September, 1982

Notary Public

MY COMMISSION EXPIRES: April 21, 1983

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, SUITE 100, 325 PLUS PARK BLVD., NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald G. Jones etux (NAME)	The Lomas & Nettleton Company (NAME)	Map 74-16
3831 Bonnacreek Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 4231 (STREET ADDRESS)	Parcel 141
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Houston, TX 77210 (CITY) (STATE) (ZIP)	4D-32220

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Thomas Lee Larkins and wife, Alphia D. Larkins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald G. Jones and wife, Cecelia A. Jones

HEREINAFTER CALLED THE GRANTEES, 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. 337 on the Map of Hermitage Hills Subdivision, Section 3, as of record in Book 2900, page 97, Register's Office for said County.

Said Lot No. 337 fronts 80.0 feet on the southerly margin of Bonnacreek Drive and extends back 190.0 feet on the westerly line and 173.3 feet on the easterly line, to a dead line in the rear, measuring 81.8 feet thereon.

BEING the same property conveyed to Thomas Lee Larkins and wife, Alphia D. Larkins by deed from John B. Batts of record in Book 4156, page 165, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants filed of record in Book 3097, page 413, said Register's Office, and any other existing easements of record.

IT IS UNDERSTOOD AND AGREED that as part of the consideration of this transfer is the assumption of a certain Deed of Trust filed of record in Book 4156, page 166, said Register's Office, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the grantees herein.

unimproved ( )
This is improved (X) property, known as 3831 Bonnacreek Drive Hermitage, TN 37076
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 hand s this 16th day of September, 19 82

THOMAS LEE LARKINS: Thomas Lee Larkins

ALPHIA D. LARKINS: Alphia D. Larkins

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 Thomas Lee Larkins and wife, Alphia D. Larkins

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 Nashville, Tennessee, this 16th day of September, 1982.

Commission expires April 17, 1983

Notary Public

STATE OF TENNESSEE }

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Thomas Lee Larkins etux

Alphia D. Larkins

TO

Ronald G. Jones et ux

Cecilia A. Jones

Return to:

LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

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

RECEIVED OF _____

FOR _____ BOOK 5938 PAGE 828

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
			52900.00- CO	
			137.54 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	144.04-
9540A09/20/82			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 0 9 0 2 4

IDENTIF. REFERENCE

SEP 20 8 51 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 900387