WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudler Jr., Atty.
254 Highlands Bldg.
Brentwood, Tennessee 37027

BOOK 6154 PAGE 321

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr.&Mrs. James T. Jones (NAME)	Mortgage Corporation of the South (NAME)	161-10
5180 Ashley Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 10726 (STREET ADDRESS)	18
Nashville, TN. 37211 (CITY) (STATE) (P. O. ZIP)	Birmingham, AL. 35202 (CITY) (STATE) (ZIP)	FB# 6DU-63070

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, CLYDE E. WATKINS and wife IOLA C. WATKINS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES T. JONES and wife JOAN D. JONES

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 125 on the Plan of Huntington Park, Section One as of record in Plat Book 4175, page 10, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Clyde E. Watkins and wife, Iola C. Watkins by deed from W. Ronald Ellis and wife, Carolyn Sue Ellis of record in Book 5343, page 980, said Register's Office.

This conveyance is made subject to: (1) 1983 Taxes; (2) Restrictions of record in Book 4225, page 778; and (3) All matters appearing on the Plan of record in Plat Book 4175, page 10, said Register's Office.

As part of the consideration for this transfer, the grantee(s) herein assume and agree to pay, the principal balance now due, plus future interest on a certain note, dated August 29, 1977, in the original principal sum of $37,500.00, payable to Mortgage Corporation of the South in monthly installments, including interest as set forth in said note, and being secured by a deed of trust of record in Book 5191, page 681, said Register's Office.

H 79083

IDENTIF. REFERENCE

Oct 11 8 52 AM '83

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 5180 Ashley Drive Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 7th day of October 19 83.

Clyde E. Watkins
CLYDE E. WATKINS

Iola C. Watkins
IOLA C. WATKINS

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CLYDE E. WATKINS and wife IOLA C. WATKINS the 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 Nashville, Tennessee, this 7th day of October, 19 83.

My commission expires 4-19-87 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, 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 as such _____, 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 _____.

Witness my hand and official seal, at _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,584.47

James T Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF October, 19 83

MY COMMISSION EXPIRES: 4-19-87
(AFFIX SEAL)

Notary Public

3874 10/11 148.46- CHECK

WARRANTY DEED

FROM

CLYDE E. WATKINS and wife,

TO

IOLA C. WATKINS

JAMES T. JONES and wife,

JOAN D. JONES

Return to:
First Title & Escrow Company, Inc.
P.O. Box 926
256 Highland Building
BRENTWOOD, TENNESSEE 37027-0926

File Box 38

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 6154 PAGE 323

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
			54584.47- CAMT.	
			141.96 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	148.46-
3874A	10/11/83		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 7-9083

IDENTIF. REFERENCE

OCT 11 8 52 AM

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 984955