THIS INSTRUMENT PREPARED BY:
LARRY R. WILLIAMS ATTORNEY
P. O. Box 2868
Nashville, Tennessee 37219

BOOK 5302 PAGE 605

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel Numbers:
Dwayne Cole 1003 Steeplechase Drive Brentwood, Tennessee 37027	Security Pacific Mortgage Corporation P. O. Box 2450 Denver, Colorado 80201	Map 147-5 Parcel 24 6DU-21125

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the within named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, RAYMOND WAYNE JONES and wife, ELIZABETH A. JONES, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto DWAYNE COLE, the "GRANTEE" herein, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 539 on the plan of Section Eight, Caldwell Hall, of record in Book 3106, page 39, Register's Office for said county.
>
> Said Lot No. 539 fronts 80.0 feet on the southerly margin of Wauford Drive and extends back 159.1 feet on the easterly line and 156.1 feet on the westerly line to a dead line in the rear, measuring 80.1 feet thereon.
>
> Being the same property conveyed to Raymond Wayne Jones and wife, Elizabeth A. Jones by deed from Nathan M. Sachritz and wife, Ann B. Sachritz, of record in Book 5809, page 410, Register's Office for Davidson County, Tennessee.
>
> The property herein conveyed is subject to restrictive covenants of record in Book 3254, page 88, said Register's Office, and to the matters set forth in the above-referenced plan of record.
>
> The property herein conveyed is also subject to a first mortgage deed of trust and it is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance ofthe note secured by said first mortgage deed of trust and to hold the Grantors harmless from the same, said deed of trust being originally to Western Pacific Financial Corporation of record in Book 5572, page 427, and assigned to Security Pacific Mortgage Corporation by instrument of record in Book 5688, page 896, both in said Register's Office, and the escrow account in connection with the aforesaid deed of trust is hereby transferred to the Grantee.
>
> This is improved real property known as 339 Wauford Drive, Nashville, Tennessee 37211.

To have and to hold said tract or parcel, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever. And we do covenant with the said GRANTEE 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 set forth above. 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 GRANTEE, his heirs and assigns against the lawful claims of all persons, whomsoever.

This instrument is executed on behalf of RAYMOND WAYNE JONES by ELIZABETH A. JONES, as his attorney-in-fact, pursuant to a Power of Attorney being recorded contemporaneously with the recordation of this instrument.

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Witness our hand this 30 day of May, 1984.

I 2 5 3 4 3

IDENTIFICATION REFERENCE

May 30 3 30 PM '84

RAYMOND WAYNE JONES
By ELIZABETH A. JONES,
Attorney-in-fact

ELIZABETH A. JONES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, _____, a Notary Public in and for said county and state, the within named ELIZABETH A. JONES, 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 30th day of May, 1984.

NOTARY PUBLIC

My Commission Expires: 7/18/87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, _____, a Notary Public in and for said county and state, the within named ELIZABETH A. JONES, with whom I am personally acquainted, and who acknowledged that she executed the within instrument on behalf of RAYMOND WAYNE JONES as his attorney-in-fact, as the free act and deed of the within named RAYMOND WAYNE JONES.

Witness my hand and official seal at Nashville, Tennessee this 30th day of May, 1984.

NOTARY PUBLIC

My Commission Expires: 7/18/87

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $69,920.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

DWAYNE COLE

Sworn to and subscribed before me this 30th day of May, 1984.

NOTARY PUBLIC

My Commission Expires: 7/18/87

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6302 PAGE 607

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

69920.00- CAMT.
181.74 CSTAX
.50 PRFEE
6.00 ADFEE
CHECK 187.24-
05/30/84 CAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2 5 3 4 3.

IDENTIF. REFERENCE

MAY 30 3 30 PM '84

REGISTER
DAVIDSON CO. TN

No. 0039931