ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
James D. Jones et al (NAME)	Merrill Lynch Mtg. Corp (NAME)	83-5-171
1613 Rachel's Retreat Circle (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 85366 (STREET ADDRESS)	19W-18230
Hermitage, TN. 37076 (CITY) (STATE) (ZIP CODE)	San Diego, CA 92138-5366 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 6784 PAGE 79

For and in consideration of the sum of Eighteen thousand five hundred and no/100---------- DOLLARS

cash in hand paid and other good and valuable considerations including the grantees express agreement to assume and pay the unpaid balance of that certain note secured by deed of trust of record at Book 4552, page 933, said Register's Office, the receipt and sufficiency of which is hereby acknowledged, provided the grantees perform as agreed,

I, Beulah Lorraine Cregger, unmarried, the grantor

have bargained and sold, and by these presents do transfer and convey unto the said James D. Jones and Charles L. Stevens

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the easterly one-third of Lot No. 3 in the Subdivision of the Patrick O'Donnell Property in the old 18th Civil District of said County, as of record in Plat Book 2, page 37, Register's Office and Chancery Court Office for said County.

Said part of Lot No. 3 fronts 48-1/3 feet on the southerly side of Mansfield Avenue and runs back between parallel lines 188.47 feet on the east line and 188.19 feet on the west line to the center of an alley in the rear.

Being all the same property conveyed to Charles W. Cregger and wife Beulah Lorraine Cregger by deed of record in Book 4552, page 931, said Register's Office. The said Charles W. Cregger having since died on Oct. 31, 1975 , in Nashville, Tennessee , and Beulah Lorraine Cregger being the surviving tenant by the entirety.

This conveyance is subject to 1986 property taxes which have been pro-rated this date and the grantees assume in full and to the right-of-way of the alley in the rear of the property above described. Further subject to said Deed of trust of record at Book 4552, page 933, said Register's Office, and the grantor does hereby transfer and convey all right, title and interest in and to the escrow account ~~and insurance policy~~ held in connection with said note and deed of trust, insurance policy non-transferable.

The said grantees James D. Jones and Charles L. Stevens sign below to evidence their consent to the assumption terms contained herein.

This is improved ( ) property, known as 1022 Mansfield St., Nashville, TN. 37206 (House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

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 14th day of February, 19 86.

Beulah Lorraine Cregger

James D. Jones

Charles L. Stevens

BOOK 6784 PAGE 80

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ruth Randolph, a Notary Public in and for said County and State, the within named Beulah Lorraine Cregger ~~, James D. Jones and Charles L. Stevens~~

the bargainor s, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN., this 14th day of February, 19 86.

My commission expires 4-17-88 Notary Public [signature: Ruth Randolph]

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Marbut Glenn Gaston, Jr., a Notary Public of the State and County aforesaid, personally appeared James D. Jones and Charles L. Stevens with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged ~~XXXXXXXXXXXXXXXXXXXX to be the XXXXXXXXXXXXXXXXXXXXXXX and XXXXXXXXXXXXXXXX respectively of XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX the within named bargainor, a corporation, and that XXXXXXXXXXXXXXXXXXXX as such XXXXXXXXXXXXXXXXXXXXXXXX and XXXXXXXXXXXXXXXX,~~ that they, as bargainors, executed the foregoing instrument for the purpose therein contained ~~by signing the name of the corporation by themselves as XXXXXXXXXXXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX and XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX said~~

Witness my hand and seal, at office in Nashville, TN., this 14th day of February, 19 86.

[signature: Marbut Glenn Gaston, Jr.] Notary Public

Commission expires 4-17-88

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 18,500.00

This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me this 14th day of February, 19 86.

My commission expires 4-17-88 Notary Public [signature: Marbut Glenn Gaston, Jr.]

This instrument was prepared by:

Marbut Glenn Gaston, Jr., Lawyer, 2211 Crestmoor Rd., Nashville, TN. 37215

Name Address

7.6468

IDENTIF. REFERENCE

FEB 18 11 32 AM '86

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

RUSH

WARRANTY DEED

FROM

Beulah Lorraine Cregger

an unmarried person

TO

James D. Jones and

Charles L. Stevens

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6784 PAGE 81

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
			1850.00- CRNT.	
			40.10 CRTAX	
			.50 PRFEE	
			6.00 MISC	
			CHECK	56.60-
			5197402/10/86	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 6 4 6 8

IDENTIFICATION REFERENCE

FEB 18 11 12 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 219720