BOOK 6896 PAGE 883

Field Book No. 11D-30410
Map and Parcel No.
42-4-14

Sent Tax Statements To:
Third National Mortgage Company
P. O. Box 2628
Nashville, Tenn. 37219

Address New Owner:
Mr. and Mrs. Reginald W. Jones
1005 Highland Circle
Madison, Tennessee 37115

This Instrument Prepared By:
Gayle T. Moyer
Attorney at Law
City Hall Mall
Franklin, TN 37064

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, DORRIS D. YEARWOOD and wife, JENNY YEARWOOD, have bargained and sold and by these presents do transfer and convey unto REGINALD W. JONES and wife, ELLA M. JONES, their heirs and assigns forever, the following described property, to wit:

A certain tract or parcel of land located in Davidson County, Tennessee, and being Lot No. 86 on the Plan of Primrose Acres, as of record in Book 2663, pages 106 and 107, Register's Office of Davidson County, Tennessee.

Said Lot No. 86 fronts 115 feet on the northwesterly side of Highland Circle and runs back 303.4 feet on the southwesterly line and 348 feet on the northeasterly line to a dead line in the rear, measuring 160 feet thereon.

Being the same property conveyed to Dorris D. Yearwood, and wife, Jennry Yearwood, by deed from John B. Reece and wife, Lovie Johnson Reece, of record in Book 3373, page 391, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND WE DO COVENANT with the said Grantees, their heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 1986 Davidson County property taxes are a lien but are not yet due and payable. These taxes have been prorated between the parties as of the date of this instrument with Grantees' assuming responsibility for payment of same.

2. Restrictions recorded in Book 2859, page 584, Register's Office of Davidson County, Tennessee.

3. Plan of Primrose Acres as of record in Book 2663, pages 106 and 107, Register's Office of Davidson County, Tennessee.

4. All existing utility easements.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 23rd day of June, 1986.

13582

IDENTIFICATION

JUN 25 9 59 AM '86

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

Dorris D. Yearwood
DORRIS D. YEARWOOD

Jenny Yearwood
JENNY YEARWOOD

STATE OF TENNESSEE
COUNTY OF WILLAMSON

Personally appeared before me, E. Denise Andri a Notary Public in and for said County and State, the within named DORRIS D. YEARWOOD and wife, JENNY YEARWOOD, the bargainors, 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 seal, at office, on this 23rd day of June, 1986.

My Commission Expires:
5-27-90

E. Denise Andri
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $68,000.00

Reginald W. Jones
Affiant

Sworn to and subscribed before me on this the 23rd day of June, 1986.

My Commission Expires:
5-27-90

E. Denise Andri
Notary Public

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

RECEIVED OF _____

FOR _____

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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

68000.00- CAMT.
176.80 CSTAX
.50 PRFE
6.00 MORT.
CHECK 183.30-
9583A06/25/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

13982

IDENTIFICATION REFERENCE

JUN 25 9 59 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 263078