STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 1,611,907.05

Thomas L. Tanner
Affiant

Subscribed and sworn to before me, this 14th day of October, 1986.

Jo Ann Smith
Notary Public

My Commission expires: April 19, 1987

This instrument prepared by:
GULLETT, SANFORD, ROBINSON & MARTIN
230 Fourth Avenue North
Nashville, Tennessee 37219

Address new owners as follows:	Mortgagee:	Send Tax Bills to:	Map-Parcel Numbers
Vista Mortgage & Realty, Inc. 2001 Bryan Tower Suite 3500 Dallas, Texas 75201	None	SAME	Map 134 Parcel 63

GENERAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **WILLIAM ERNEST JONES AND STEVEN MICHAEL JONES, AS CO-EXECUTORS OF THE ESTATE OF JAMES FRANK JONES, III, AND AS CO-TRUSTEES OF TESTAMENTARY TRUST ESTABLISHED IN THE WILL OF JAMES FRANK JONES, III, AND WILLIAM ERNEST JONES, INDIVIDUALLY, AND STEVEN MICHAEL JONES, INDIVIDUALLY,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **VISTA MORTGAGE & REALTY, INC.,** a Delaware corporation, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, and more particularly described according to an unrecorded survey, updated as of October 8, 1986, prepared by Lichliter/Jameson & Associates, Inc., and bearing a survey certificate dated August 12, 1986, of one Michael B. Holmes, Registered Land Surveyor in the State of Tennessee and described more particularly as follows:

Beginning at the southeast corner of Greenwood Hills, Section One, as of record in Book 3106, page 37, Register's Office for said County; thence North 06° 07' 41" East 596.90 feet to a point; thence North 05° 42' 33" East 544.33 feet to a point; thence North 06° 54' 30"

East 187.06 feet to a point; thence North 82° 38' 37" West 183.30 feet to a point; thence North 05° 56' 17" East 177.03 feet to a point; thence South 87° 18' 34" East 135.25 feet to a point; thence North 06° 45' 10" East 397.31 feet to a point; thence North 05° 38' 09" East 208.97 feet to a point; thence North 05° 30' 04" East 721.90 feet to a point; thence North 05° 32' 25" East 446.11 feet to a point; thence South 78° 47' 48" East 8.01 feet to a point; thence South 34° 41' 46" East 2,786.05 feet to a point; thence South 04° 56' 40" West 305.65 feet to a point; thence South 05° 52' 57" West 439.95 feet to a point; thence South 05° 43' 39" West 422.66 feet to a point; thence South 05° 43' 39" West 25.00 feet to a point; thence North 84° 42' 25" West 430.95 feet to a point; thence North 01° 58' 47" East 25.04 feet to a point; thence North 01° 58' 47" East 469.33 feet to a point; thence North 61° 13' 28" West 448.73 feet to a point; thence South 78° 09' 13" West 246.25 feet to a point; thence South 78° 09' 13" West 25.00 feet to a point; thence with a curve to the right (having a central angle of 15° 44' 00" and a radius of 975.00 feet) a distance of 268.01 feet to a point; thence South 04° 34' 40" West 281.63 feet to a point; thence with a curve to the right (having a central angle of 89° 52' 49" and a radius of 25.00 feet) a distance of 39.22 feet to a point; thence South 04° 27' 30" West 25.00 feet to a point; thence North 85° 32' 30" West 669.58 feet to a point; thence North 06° 07' 41" East 25.01 feet to the point of beginning, containing 3,650,324.18 square feet or 83.7999 acres, more or less.

Being all or part of the property conveyed to Frank Jones, now deceased, by deeds of record in Book 261, page 407; Book 317, page 4; Book 324, page 583; Book 324, page 617; and Book 369, page 658; Register's Office for Davidson County, Tennessee. Frank Jones devised subject premises to his wife Susie Fly Jones by Will of record in Will Book 40, page 462, Probate Court Clerk's Office for Davidson County, Tennessee. Susie Fly Jones, now deceased, devised subject premises to William Herman Jones by Will of record in Will Book 57, page 129, Probate Court Clerk's Office for Davidson County, Tennessee. William Herman Jones, now deceased, devised subject premises by testamentary trust established in his Will of record in Will Book 85, page 40, Probate Court Clerk's Office for Davidson County, Tennessee, to Mrs. Flora M. Jones a life beneficiary and the remainder to Frank Jones, III, and William Ernest Jones. The said Mrs. Flora M. Jones having since died, predeceasing the remainder beneficiaries. The said Frank Jones, III, having since died, and his Will of record in Will Book 146, page 633, Probate Court Clerk's Office for Davidson County, Tennessee, having devised his interest in subject property as follows: Steven Michael Jones, as to a one-sixth undivided tenants in common interest, under Article 5 of the Last Will and Testament of James Frank Jones, III. The remaining two-sixths undivided interest to William Ernest Jones and Steven Michael Jones as Co-Executors of the Estate of James Frank Jones, III, and as Co-Trustees of a residuary trust for the benefit of his daughter, Lisa Kay Jones, and son, Ronald Steven Jones.

This conveyance is made subject to:

1. Easement for road purposes, right-of-way for Paragon Mills Road, conveyed by Herman Jones and wife, Flora, to Davidson County, Tennessee, of record in Book 3103, page 37, said Register's Office, as set out in the descriptions of Easements A and B on the hereinabove referenced survey of Lichliter/Jameson & Associates, Inc.

2. Temporary easement for construction of railroad detour tract for duration of project, said project being construction of Interstate Highway (I-24) of record in Book 3504, page 619, said Register's Office, which has been completed but the easement has not been released of record, as set out in the description of Easement C on the hereinabove referenced survey of Lichliter/Jameson & Associates, Inc.

3. Subject to the Charter right-of-way of the Louisville and Nashville Railroad.

4. Subject to all roads, streets, or highways lying within the boundaries of said premises.

5. Subject to the unidentified cemetery described in Easement D on the hereinabove referenced survey of Lichliter/Jameson & Associates, Inc., and all rights and interests arising under the laws of the State of Tennessee as to said cemetery.

6. Subject to an overhead power line easement as shown on the hereinabove referenced survey of Lichliter/Jameson & Associates, Inc.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors 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, 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 Grantee, its successors 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.

The spouse of William Ernest Jones, being Alice E. Jones, and the spouse of Steven Michael Jones, being Jerelyn A. Jones, hereby join in this conveyance for the express purpose of conveying any interest which they may have obtained by their marriage to the Grantors only, and each of said spouses specifically, by their signature hereto, affirm that they have no inerest whatsoever in the premises conveyed other than what might have been acquired by virtue of their marriage to the Grantors.

WITNESS our hands this 14 day of October, 1986.

ESTATE OF JAMES FRANK JONES, III

By: William Ernest Jones
William Ernest Jones, Co-Executor

By: Steven Michael Jones
Steven Michael Jones, Co-Executor

TESTAMENTARY TRUST

By: William Ernest Jones
William Ernest Jones, Co-Trustee

By: Steven Michael Jones
Steven Michael Jones, Co-Trustee

William Ernest Jones
William Ernest Jones, Individually

Steven Michael Jones
Steven Michael Jones, Individually

Alice P. Jones
P
Alice E. Jones, Individually
A.P.J.

Jerelyn A. Jones
Jerelyn A. Jones, Individually

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 William Ernest Jones, Co-Executor of the Estate of James Frank Jones, III, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of October, 1986.

Joann Stewart
Notary Public

My Commission Expires: 3/8/89

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 Steven Michael Jones, Co-Executor of the Estate of James Frank Jones, III, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of October, 1986.

Joann Stewart
Notary Public

My Commission Expires: 3/8/89

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 William Ernest Jones, Co-Trustee of the Testamentary Trust established in the Will of James Frank Jones, III, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of October, 1986.

Joann Stewart
Notary Public

My Commission Expires: 3/8/89

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 Steven Michael Jones, Co-Trustee of the Testamentary Trust established in the Will of James Frank Jones, III, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of October, 1986.

Joann Stewart
Notary Public

My Commission Expires: 3/8/89

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 William Ernest Jones, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of October, 1986.

JoAnn Stewart
Notary Public

My Commission Expires: 3/8/89.

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 Steven Michael Jones, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of October, 1986.

JoAnn Stewart
Notary Public

My Commission Expires: 3/8/89.

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 Alice E. Jones, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of October, 1986.

JoAnn Stewart
Notary Public

My Commission Expires: 3/8/89.

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 Jerelyn A. Jones, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of October, 1986.

JoAnn Stewart
Notary Public

My Commission Expires: 3/8/89.

52608
IDENTIFICATION REFERENCE
Oct 14 2 09 PM '86

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

RECEIVED OF _____

FOR _____

BOOK 7008 PAGE 810

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

CO. 1,611,902.05

4513.52 CSTAX
.50
15.00 MRTG
STATX 4528.72-
3943A 10/14/86 3:2 .1

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

52608

IDENTIFICATION REFERENCE

OCT 14 2 09 PM '86

No. 00177