BOOK 7108 PAGE 204

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $47,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th DAY OF January 1987

Notary Public

MY COMMISSION EXPIRES: 6-14-88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAMES A. CARNEY, ATTORNEY, 905 STAHLMAN BLDG., NASHVILLE, TN 37201
NAME ADDRESS

The Name & Address of a a Property Owner:	The Name & Address of Mortgagee:	MAP-PARCEL NUMBERS
(NAME) Tracy C. Jones, et ux	Edith A. Carney (NAME)	Map 72-12
1706 Litton Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 140141 (STREET ADDRESS)	Parcel 211
Nashville, TN 37216 (CITY) (STATE) (P.O. ZIP)	Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	15DZ 56590

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, WE, Richard H. Gross and wife, Vickie Gross,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tracy C. Jones and wife, Ronda F. Jones,

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 107 on the Map of Riverside Drive Subdivision, as of record in Book 974, pages 60 and 61, Register's Office for said County.

Said Lot No. 107 fronts 50 feet on the southerly side of Litton Avenue, and runs back between parallel lines 150 feet to a dead line in the rear, and measures 50 feet thereon.

Being the same property conveyed to Rich Gross by Installment Deed from Edith A. Carney and husband, James A. Carney, of record in Book 6227, page 186, Register's Office of Davidson County, Tennessee.

Rich Gross and Richard H. Gross are one and the same person.

84038

IDENTIFICATION REFERENCE

JAN 15 10 47 AM '87

FEE $ RECEIVED WILSON CO REGISTER DAVIDSON COUNTY, TN

RUSH

This is unimproved ( ) improved (XX) property, known as 1706 (House Number) Litton Avenue (Street) Nashville, Tennessee 37216 (P. O. Address) (City or Town) (Postal Zip)

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. 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.

Witness our hands this 12th day of January, 1987

Richard H. Gross
RICHARD H. GROSS

Vickie Gross
VICKIE GROSS

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STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Richard H. Gross and Vickie Gross,

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 official seal at Nashville, Tennessee, this 12th day of January, 1987.

Commission Expires 1-19-88 James A Lavery Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

RICHARD H. GROSS, et ux

TO

TRACY C. JONES, et ux

Attorneys Title Company, Inc.
Titles Guaranteed
SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

ATTORNEY 005 STAHLMAN

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

470 .. 3- CAPIT.
13[illegible].00 CSTAX
.50 PRFE..
[illegible].00 MORTG
CHECK 138.10-
9540A01/15/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

84038

IDENTIFICATION REFERENCE

JAN 15 10 47 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 35157