Box 8/t1

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys**
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Janie M. Johns
6685 Upton Lane
Nashville, TN 37209

MORTGAGEE:
Atlantic Coast Mortgage Company
3975 University Drive
Fairfax, VA 22030

MAP-PARCEL NUMBERS:
MAP 102-7
PARCEL 92
08DZ-08225

WARRANTY DEED

BOOK 7233 PAGE 319

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, William Paul Jones and Shirley Virginia Jones , tenants in common hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Janie M. Johns and husband, David T. Johns hereinafter called the Grantee, Grantee's 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. 47 on the plan of Charlotte Park, formerly "Beacon Square, Section 2", of record in Book 3700, page 91, Register's Office for said County.

SAID Lot No. 47, which is a corner lot, fronts 90.87 feet on the northwesterly margin of Beacon Lane and fronts 83.0 feet on the northeasterly margin of Upton Lane, said frontages being joined by a curve having a length of 39.27 feet, and extends back 108.0 feet on the northeasterly line and 115.87 feet on the northwesterly line to a point of intersection.

Being the same property conveyed to Wiliam Paul Jones and wife, Shirley Virginia Jones by deed from Smithson Construction Company, a partnership composed of William H. Smithson and Carl W. Smithson of record in Book 4210, page 483, said Register's Office. William Paul Jones and Shirley Virginia Jones were divorced by the Fifth Circuit Court for Davidson County, Tennessee, No. 81-D-278. Pursuant to a Final Decree and Property Settlement Agreement, subject property is to remain in the names of William Paul Jones and Shirley Virginia Jones as tenants in common.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

This instrument is executed on behalf of William Paul Jones by Bob Bivins as his Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith.

This is (un)improved property, known as 6685 Upton Lane, Nashville, TN 37209.

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, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 8th day of May, 1987

Shirley Virginia Jones

Shirley Virginia Jones

William Paul Jones

William Paul Jones by: Bob Bivins, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 8th day of May, 1987; before me personally appeared Shirley Virginia Jones, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

My Commission Expires: Mar 4 1989

Christy Wilkins Ivey
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7233 PAGE 320

Before me, the undersigned, of 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 ___self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ___self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 70,000.00.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Janie M. Johns
Affiant

Subscribed and sworn to before me, this the 8th day of May, 1987.

My Commission Expires: Nov 1, 1987

Christy Wilkins Ivey
Notary Public

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 Bob Bivins 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 on behalf of William Paul Jones, as his Attorney in Fact as the free act and deed of the within named William Paul Jones.

Witness my hand and official seal at Nashville, Tennessee, the 8th day of May, 1987.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Christy Wilkins Ivey
Notary Public

My Commission Expires: Nov 1, 1987

WARRANTY DEED

from:
William Paul Jones and Shirley Virginia Jones, tenants in common

to:
Janie M. Johns and husband, David T. Johns

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

STATE OF Tennessee

COUNTY OF Davidson

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A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Bob Bivins

Affiant Bob Bivins

Sworn to and subscribed before me this 8th day of May, 19 87.

Notary Public

My Commission Expires: Nov 1, 1987

NOTARY PUBLIC AT LARGE

24860

IDENTIFICATION REFERENCE

MAY 12 [illegible] 87

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7233 PAGE 322

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

70000.00- CAMT.
196.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 205.50-
6003A05/12/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24860

IDENTIFI REFERENCE

MAY 12 8 25 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 80577