Box 8/cg

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY,** Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
James D. Jones
2515 Sunset Place
Nashville, Tn 37212

MORTGAGEE:
Commerce Union Bank

1 Commerce Pl., Real Estate Div.
Nashville, Tennessee 37239

MAP-PARCEL NUMBERS:
MAP 104-15
PAR 113
24W-09785

WARRANTY DEED

BOOK 7275 PAGE 504

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, Mary Ann Allen, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto James D. Jones and wife, Ronette L. Jones 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 the easterly half of Lot No. 24 on the plan of Sunset Park, of record in Book 332, page 132, Register's Office for said County.

SAID portion of Lot No. 24 fronts 50 feet on the southerly margin of Sunset Place, formerly Turner Avenue and extends back between parallel lines a distance of 160.5 feet to a dead line in the rear. **

Being the same property conveyed to Mary Ann Allen by deed from Jennie Shelton of record in Book 4683, page 268, Register's Office for Davidson County, Tennessee.

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

**Together with the rights conveyed by the owners of the westerly one-half of Lot No. 24 by Joint Driveway Agreement of record in Book 7275, page 499, said Register's Office

This is (~~an~~) improved property, known as 2515 Sunset Place, Nashville, Tn 37212.

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 19th day of June, 19 87.

Mary Ann Allen

Mary Ann Allen

STATE OF TENNESSEE
COUNTY OF Davidson

On this 19th day of June, 19 87, before me personally appeared Mary Ann Allen, unmarried, 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.

NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: Nov 4 1987

Christy Wilkins Ivey
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7275 PAGE 505

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 $ 101,000.00.

James D Jones
Affiant

Subscribed and sworn to before me, this the 19th day of June, 1987.

My Commission Expires: Nov 4 1987

Christy Wilkins Ivey
Notary Public

STATE OF TENNESSEE
LAND TITLE ASSOCIATION

RECEIVED FOR RECORD
JUN 22 '87
IDENTIFICATION REFERENCE
4 0 0 0 0

WARRANTY DEED
from:
Mary Ann Allen, unmarried
to:
James D. Jones and wife, Ronette L. Jones

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

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

RECEIVED OF _____

FOR _____

BOOK 7275 PAGE 506

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

101UR6.00- CAM.
282.00 CSTAX
.50 PRFE
6.00 MORTD
CHECK 300.50-
221UA06/23/87 BAL .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIFICATION REFERENCE
3896.4

JUN 23 11 01 AM

DAVIDSON COUNTY TN

No.96442