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

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Patricia G. Jones 2724 Oakwood Avenue Nashville, TN 37207	Atlantic Coast Mortgage Company 3975 University Drive Fairfax, VA 22030	MAP 60-16 PAR 196 12DZ-02368

WARRANTY DEED

BOOK 7309 PAGE 315

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, Andrew W. Maney and Yvonne Maney, both unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Patricia G. Jones, unmarried 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. 29 on the plan of Resubdivision of Lots 26 thru 37 and Parcel "A" of Section 1, Shepardwood Subdivision, of record in Book 4350, page 118, Register's Office for said County.

SAID Lot No. 29 fronts 60.5 feet on the westerly margin of Oakwood Avenue and extends back 141.66 feet on the northerly line and 141.72 feet on the southerly line to a dead line in the rear, measuring 60.51 feet thereon.

Being the same property conveyed to Andrew W. Maney and wife, Yvonne Maney by deed from C. H. Briley, Jr., Trustee of record in Book 4466, page 96, said Register's Office. Andrew W. Maney and Yovnne Maney were divorced by the Fourth Circuit Court for Davidson County, Tennessee, case No. 86-D-1937.

The property herein conveyed is subject to restrictive covenants of record in Book 4361, page 11, said Register's Office, and to the matters set forth in the above referenced plan of record.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
Jul 29 9 36 AM '87
IDENTIFICATION REFERENCE
50315

This is (un)improved property, known as 2724 Oakwood Avenue, Nashville, TN 37207.

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 21st day of July, 19 87

Yvonne Maney
Yvonne Maney

Andrew W. Maney
Andrew W. Maney

STATE OF TENNESSEE
COUNTY OF Davidson

On this 21st day of July, 19 87, before me personally appeared Andrew W. Maney and Yvonne Maney, both 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 he executed the same as their free act and deed.

Wm. C. Caldwell
Notary Public

My Commission Expires: 3/11/91

STATE OF TENNESSEE
COUNTY OF _____

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 $ 38,700.00.

Patricia G. Jones
Affiant

Subscribed and sworn to before me, this the 21st day of July, 19 87.

My Commission Expires: Nov 1, 1987

Christy Wilkins Ivey
Notary Public

WARRANTY DEED

from:
Andrew W. Maney and Yvonne Maney, both unmarried

to:
Patricia G. Jones, unmarried

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 7309 PAGE 317

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
			38700.00- CAMI.	
			108.36 CITAX	
			.50 PRFEE	
			6.00 MORT	
			CHECK 114.86-	
			5175A07/29/87 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

50315

IDENTIFICATION REFERENCE

JUL 29 9 36 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 109229