THIS INSTRUMENT PREPARED BY:

WATTS & UNDERWOOD, ATTORNEYS
Suite 150
2000 Richard Jones Road
Nashville, Tennessee 37215

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WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Ray Ward (NAME)	Citizens & Southern Mortgage (NAME)	Map 83-13
1600 Russell Street (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 656 (STREET ADDRESS)	Parcel 402
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	Tucker, Georgia 30085-0656 (CITY) (STATE) (ZIP)	23W 5989

FOR AND IN CONSIDERATION of the sum of FORTY FIVE THOUSAND FIVE HUNDRED AND 00/100---------- Dollars,

7.72 IDENTIFIED REFERENCE

OCT 27 9 23 AM '87

DAVIDSON COUNTY, TN

Marie Ann Post Jones, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said James Ray Ward, unmarried

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING the westerly part of Lot No. 45 on the Plan of the Lindsley Subdivision of the Chadwell Tract, as of record in Plan Book 2, page 24, Chancery Court at Nashville, described as follows:

Beginning at the southeast corner of South 16th and Russell Streets; thence with the southerly margin of Russell Street, eastwardly 65 feet 2 inches, more or less, to the northwest corner of the property conveyed to Charles William Fields and wife, by Deed from Mary P. Horn, of record in Book 1314, page 257, Register's Office for said County; thence, with Fields' westerly line, southwardly 160 feet to the northerly margin of an alley; thence, with said alley westwardly 65 feet to the easterly margin of South 16th Street; thence, with said Street, northwardly 160 feet to the beginning.

BEING the same property conveyed to David L. Jones and wife, Marie P. Jones, by deed from John W. Pennington and wife, Jannie L. Pennington, of record in Book 6574, page 419, Register's Office for said County, Tennessee. The said David L. Jones and Marie P. Jones having since divorced and David L. Jones having conveyed his interest in subject property to Marie Ann Post Jones by Quitclaim Deed of record in Book 7035, page 704, said Register's Office.

RUSSELL A. WATTS NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 45,500.00

Subscribed and sworn to before me this the 19th day of October 19 87

Affiant James Ray Ward

My commission expires: March 11, 1990 (Affix Seal)

Notary Public

This is improved(XX) unimproved ( ) property, known as 1600 Russell Street, Nashville, Tennessee 37206 (House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 19th day of October, 19 87

If corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Marie Ann Post Jones

Marie Ann Post Jones

10/27 1330.90 CHECK

649

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me Mitchell A. Watts, *a Notary Public in and for said County and State* Marie Ann Post Jones, unmarried

the within named 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* 19th *day of* October, *19* 87

Commission expires March 11, 1990

Mitchell A. Watts
Notary Public

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public 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* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____*he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____*Notary Public*

Commission expires _____

WARRANTY DEED

FROM

Marie Ann Post Jones, unmarried

TO

James Ray Ward, unmarried

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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				45500.00- CONT.
				127.40 CSTAX
				.50 PRFEE
				6.00 WDEED
				CHECK 133.90-
6494A				10/27/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.7.2.1.2

IDENTIFICATION REFERENCE

OCT 27 9 23 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 29848