File Box 8/tl

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

ADDRESS NEW OWNER:
Michael Quinn Jones
1816 Barnwell Court
Hermitage, TN 37076

MORTGAGEE:
Citizens and Southern
Mortgage Company
P.O. Box 656
Tucker, GA 30085-0656

MAP-PARCEL NUMBERS:
MAP 86-7
PARCEL 175
4D-91887

BOOK 7451 PAGE 290

WARRANTY DEED

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, Randall Phillips Builders, Inc. hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Michael Quinn Jones and wife, Saundra Lynn 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 Lot No. 243 on the plan of Jackson's Retreat, Phase V-B, Revised, of record in Book 6250, page 905, Register's Office for said County.

SAID Lot No. 243 fronts 38.63 feet on the northerly margin of Barnwell Court and extends back 209.22 feet on the southwesterly line and 306.95 feet on the broken northeasterly line to a line in the rear, measuring 45.09 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed from First American National Bank of Nashville of record in Book 5584, page 274, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to dedication of covenants, conditions and restrictions of record in Book 5741, page 369 and Book 6806, page 256, said Register's Office, and to the ;matters set forth in the above referenced plan of record.

98231 IDENTIFICATION REFERENCE
JAN 19 11 27 AM
DAVIDSON COUNTY, TN

This is (un)improved property, known as 1816 Barnwell Court, Hermitage, TN 37076.

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 15th day of January, 19 88.

Randall Phillips Builders, Inc.
By: Jackie Roark, Asst V.P.
Jackie Roark, Asst. Vice President

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19___, before me personally appeared _____, 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 _____ free act and deed.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 7451 PAGE 201

Before me, the undersigned, of the State and County aforesaid, personally appeared Jackie Roark, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged her self to be the President (or other officer authorized to execute the instrument) of the Randall Phillips Builders, Inc., the within named bargainor, a corporation, and that he as such Asst. Vice President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by her self as Asst. Vice President. Witness my hand and official seal, at office in Nashville, Tennessee, this 15th day of January, 19 88.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 79,900.00.

Affiant

Subscribed and sworn to before me, this the 15th day of January, 1988.

My Commission Expires: 10-24-88

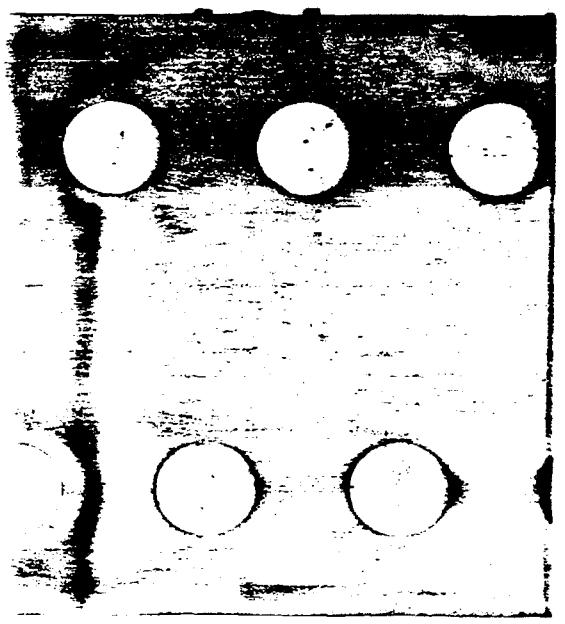
Notary Public

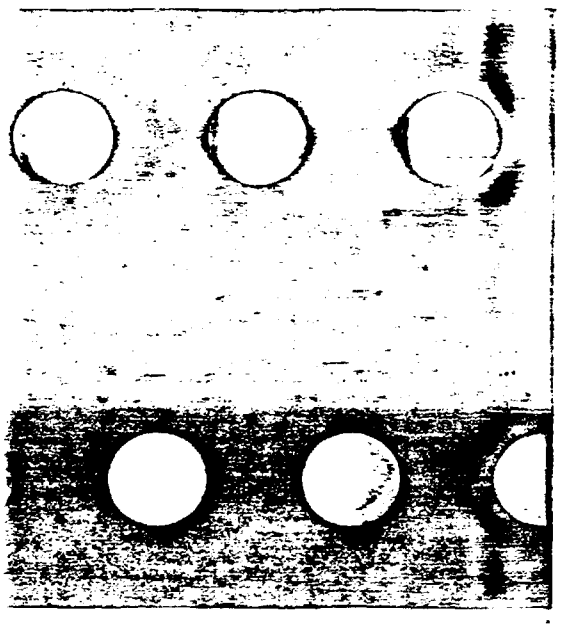
WARRANTY DEED

from:
Randall Phillips Builders, Inc.

to:
Michael Quinn Jones and wife,
Saundra Lynn 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 7451 PAGE 202

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

EAMT 79900.00
CON TX 223.72
PRFEE 0.50
MTGTX 6.00
TOTAL 230.22
CHECK 230.22

01/19/98 01 11:32 0001 8598

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98231

IDENTIFICATION REFERENCE

JAN 19 11 27 AM '98

DAVIDSON COUNTY, TN

No. 53965