SEND TAX BILLS TO:

SAME

ADDRESS OF NEW OWNERS:

Ruel Jones
P.O. Box 110584 Mail
37222

MAP-PARCEL NO: 133-2
222

WARRANTY DEED

BOOK 7452 PAGE 780

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, I, JOHN CARL SPICELAND, unmarried, have this day bargained and sold and by these presents do hereby transfer and convey unto RUEL B. JONES, unmarried, his heirs and assigns, forever, the following described tract or parcel of land, to-wit:

SITUATED in Davidson County, Tennessee and described as follows:

BEING Lot No. 105, on Plan of Sunrise Heights Addition, as of record in Book 421, Page 2, Register's Office for Davidson County, Tennessee. Said Lot No. 105 fronts 50 ft. on the northerly side of Elgin St. and runs back 181.6 feet on easterly line and 182 feet on westerly line to an Alley measuring 50 feet thereon.

BEING the property conveyed John Carl Spiceland, unmarried, by deed dated 8/19/87 from James C. Spiceland, Jr., and wife, Mary Spiceland, of record in Book 7330, Page 183, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said GRANTEE, his heirs and assigns, in fee simple, forever.

AND I DO COVENANT with the said GRANTEE that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, EXCEPT restrictions and limitations of record, all visible easements, and 1988 real estate taxes.

AND I DO FURTHER COVENANT and bind myself, my heirs and legal representatives, to warrant and forever defend the title thereto against the lawful claims and demands of all persons whomsoever.

PREPARED BY: FIRST SUMNER TITLE, INC.
109 PUBLIC SQUARE
GALLATIN, TENN. 37066
452-1070 256-0178

IN TESTIMONY WHEREOF, I have hereunto set my hand this the 20 day of January, 1988.

John Carl Spiceland
JOHN CARL SPICELAND

STATE OF TENNESSEE
COUNTY OF SUMNER

BOOK 7452 PAGE 781

PERSONALLY appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named bargainor, JOHN CARL SPICELAND, unmarried, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 20 day of January, 1988.

William E. Hunter Jr
NOTARY PUBLIC

My Commission Expires: 7/17/88.

STATE OF TENNESSEE
COUNTY OF SUMNER

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 30,000.00.

AFFIANT

SUBSCRIBED and sworn to before me this the 20 day of January, 1988.

William E Hunter
NOTARY PUBLIC

My Commission Expires: 7/17/88.

IDENTIFICATION REFERENCE

98955

JAN 20 2 21 PM '88

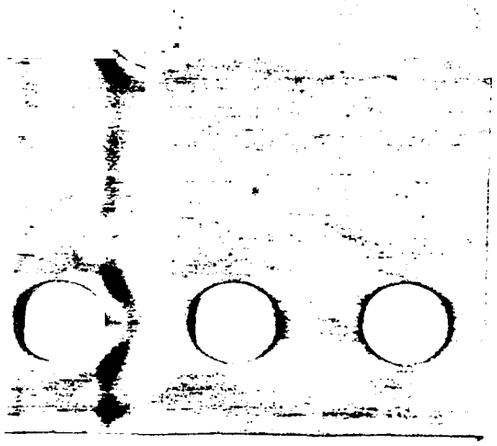
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

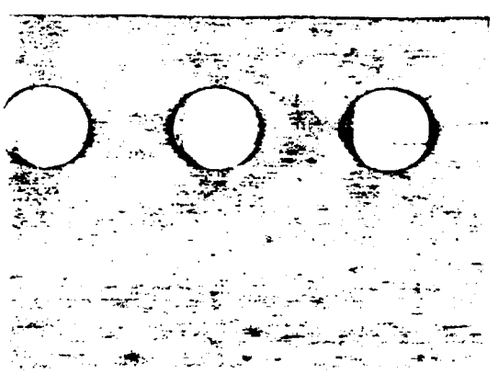


BOOK 7452 PAGE 782

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

CONT	30000.00
CON TX	84.00
PRFEE	0.50
MDEED	6.00
TOTAL	90.50
CHECK	90.50



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 8 9 5 5

IDENTIFICATION REFERENCE

JAN 20 2 21 PM '88

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 54803