Folder 23

File No: 8340-6

Address New Owner:	Send Tax Bills To:	Map/Parcel
Ernest H. Jones, etux	Same	Map 182
5166 Hickory Hollow Pkwy		Par 132
~~Antioch~~		5D-30920
Antioch, Tenn 37013		

WARRANTY DEED

6728 02/16 0101 03CHECK 126.90

FOR AND IN CONSIDERATION OF TEN DOLLARS cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, JAMES H. MARTIN and wife, GLADYS H. MARTIN, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto the said ERNEST H. JONES and wife, VIRGINIA T. JONES, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

A tract of land located in Metropolitan Nashville, Davidson County, Tennessee, being Tract 3 as shown on a survey by Barry Greer and Assoc., dated October 12, 1987, and more particularly described as follows:

Beginning at an iron pin set in the Northerly Right-of-Way of Old Hickory Boulevard, being the Southwest corner of the property conveyed to Patricia C. Smith by deed of record in Deed Book 5115, Page 629, R.O.D.C., Tennessee, and being the Southeast corner of the property herein described, and proceeding as follows: With said Right-of-Way of Old Hickory Boulevard, South 88 degrees, 00 minutes, 00 seconds West, a distance of 155.17 feet to an iron pin.; Leaving said Right -of-Way and severing the property conveyed to James H. Martin, et ux, by deed of record in Deed Book 6918, Page 901, R.O.D.C., Tennessee, North 00 degrees, 53 minutes, 08 seconds West, a distance of 850.00 feet to an iron pin; Thence, North 02 degrees, 01 minutes, 33 seconds East, a distance of 563.21 feet to an iron pin; Thence, South 87 degrees, 59 minutes, 32 seconds East, a distance of 155.00 feet to an iron pin set in the Westerly line of the previously mentioned Smith; Thence, with said Smith, South 02 degrees, 00 minutes, 28 seconds West, a distance of 560.00 feet to an iron pin; Thence continuing with said Smith, South 00 degrees, 53 minutes, 08 seconds East, a distance of 842.35 feet to the beginning, containing 5.013 acres, more or less.

Being part of the property conveyed to James H. Martin, et ux, from Pat Nichol, Trustee for Daniel G. Smith by deed of record in Deed Book 6918, Page 901, R.O.D.C., Tennessee and by deed from Patricia C. Smith and husband, Gene Horace Smith in Book 7394, Page 78, said Register's Office.

This property is conveyed subject to all applicable local government planning, building and zoning regulations.

This is unimproved property.

The Contract of Sale survives the closing.

The following restrictions are hereby made applicable to the herein described real property and will be covenants running with the land:

1. House shall contain not less than 1400 sq. feet of living area.
2. Construction shall consist of masonry on front and both ends, 75% mansonry acceptable.
3. Front of house must set back from Old Hickory Boulevard 200 feet.
4. Any outbuildings must set back 500 feet from Old Hickory Boulevard.
5. No mobile homes permitted.

6. No businesses or commercial swine or poultry permitted. Note: All parts of this tract will when sold be restricted.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said ERNEST H. JONES and wife, VIRGINIA T. JONES, their heirs and assigns, forever.

AND GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, in fee simple, that they have a good and valid right to convey it and that the same is unencumbered.

AND GRANTORS DO further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

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 on this 10TH day of February, 1988.

James H. Martin
JAMES H. MARTIN

Gladys H. Martin
GLADYS H. MARTIN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $43,000.00.

Ernest H. Jones
James H. Martin
AFFIANT

Sworn to and subscribed before me this 10TH day of February, 1988.

Tom G. Coleman
NOTARY PUBLIC

My commission expires: 4-17-1988.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James H. Martin and wife, Gladys H. Martin, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

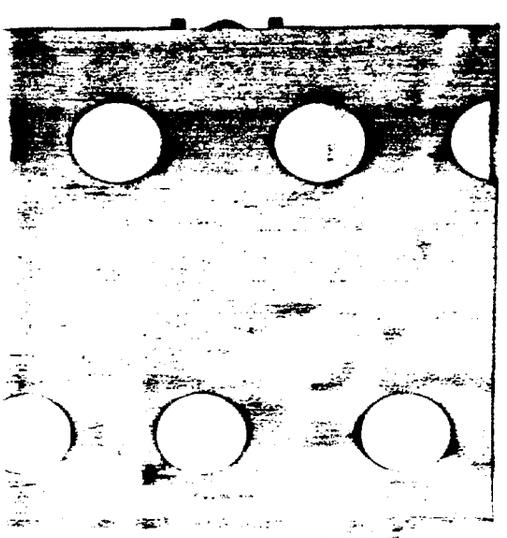
Witness my hand and official seal at Brentwood, Tennessee, this 16TH day of February, 1988.

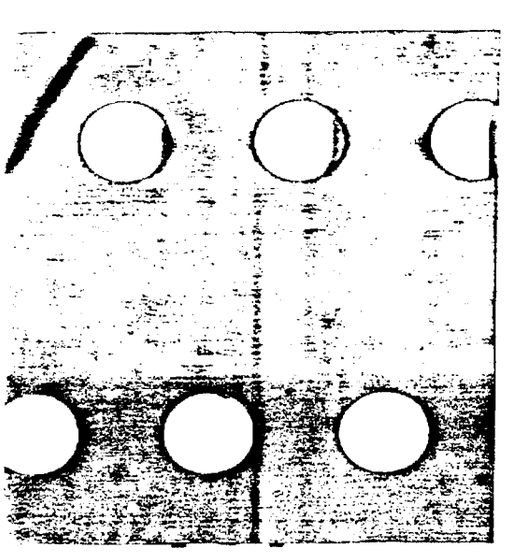
Tom G. Coleman
NOTARY PUBLIC

My commission expires: 4-17-1988.

Prepared By:
Tom G. Coleman, Jr., Attorney
Coleman Real Estate Closing Service, Inc.
9000 E. Church St.
Brentwood, TN 37027

FEB 16 9 59 AM 1988
DAVIDSON COUNTY, TN
IDENTIFICATION REFERENCE
0 4 8 3 6





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7469 PAGE 259

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

CAMT 43000.00
CON TX 120.40
PRFEE 0.50
WDEED 6.00
TOTAL 126.90
CHECK 126.90

02/16/88 01 10:01 0001 6728

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04836.

IDENTIFICATION REFERENCE

FEB 16 9 59 AM '88

FELIX Z. WILSON II Register
DAVIDSON COUNTY, TN

No. 61526