BOOK 7568 PAGE 933

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 346.46.48

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF June, 19 88

Patricia Bizzell
Notary Public

MY COMMISSION EXPIRES: 9/9/89

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

RICHARD A. NORTHCUTT - 1161 Murfreesboro Road - Suite 340 - Nashville, TN 37217

| NAME | ADDRESS | |
|---|---|---|
| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
| Tri-County Builders, Inc. (NAME) | Meritor Mortgage Corporation East (NAME) | MAP 94-1 |
| 1063 Trinity Lane (STREET ADDRESS OR ROUTE NUMBER) | 3001 Market Street - 1 West (STREET ADDRESS) | PARCEL 246 |
| Nashville, TN 37216 (CITY) (STATE) (P O ZIP) | Philadelphia, PA 19104 (CITY) (STATE) (ZIP) | 18W15400 |

FOR AND CONSIDERATION OF THE SUM 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, WE, Stephen A. Jones and wife, Tanya D. Jones

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tri-County Builders, Inc.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT.

BEING Lot No. 25 on the Plan of Mabelle Subdivision, as of record in Book 547, Page 139, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Stephen A. Jones and wife, Tanya D. Jones by deed from Robert B. Beck and wife, Martha Lu Beck , of record in Book 6158, Page 967, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Stephen A. Jones and wife, Tanya D. Jones, to Tim N. Taylor, Trustee, for Capitol Mortgage Corporation, dated Octaober 13, 1983, and filed for record in Book 6158, Page 970, Register's Office for said County, with an unpaid principal amount of approximately $25,242.24, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

This conveyance is subject to a Deed of Trust executed by Stephen A. Jones and Tanya D. Jones, to Joe E. Phillips, Trustee, for United Companies Mortgage of Tennessee, dated August 5, 1987, and filed for record in Book 7323, Page 47, Register's Office for said County, with an unpaid principal amount of approximately $5,404.24, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

This is ( ) unimproved ( XX ) improved property, known as 901 South 13th Street, Nashville, TN 37206
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heir and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to covey it and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 hand s this 6th day of June, 19 88

Tanya D. Jones

Stephen A. Jones

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~Stephen A. Jones and wife, Tanya D. Jones~~ (or proved to me on the basis of satisfactory evidence) the bargainor S they with whom I am personally acquainted/and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 6th day of June, 19 88.

Commission expires 9/9/89

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted/and who upon (his oath / themselves) (their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

(or proved to me on the basis of satisfactory evidence)

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19 _____

My commission expires _____

Notary Public

3685 06/10 0101 03CHECK 103.38

WARRANTY DEED

FROM

Stephen A. Jones
Tanya D. Jones

TO

Tri-County Builders, Inc.

RETURN TO:

METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 340
Nashville, TN 37217

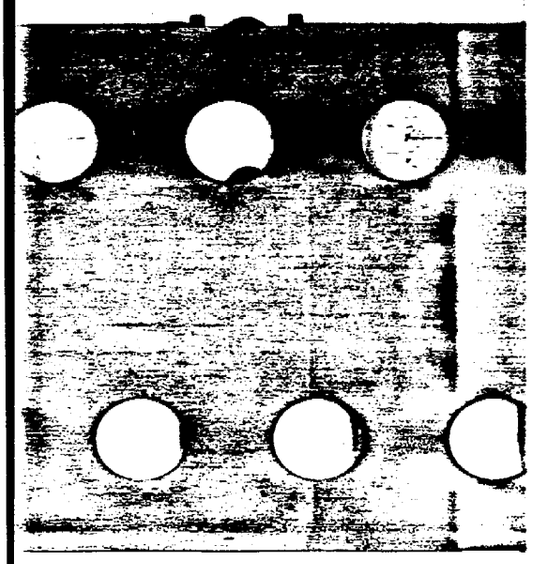
RICHARD A NORTHCUTT
ATTORNEY-AT-LAW
1161 Murfreesboro Road
Suite 340
Nashville, TN 37217

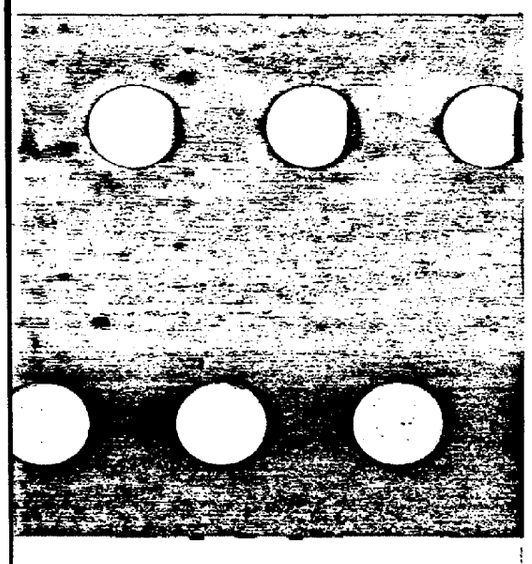
38491

IDENTIFICATION REFERENCE

JUN 10 9 12 AM '88

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN





**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 |
|---|---|---|---|---|
| | | | | CAMT 34646.48 |
| | | | | CON TX 96.88 |
| | | | | PRFEE 0.50 |
| | | | | WDEED 6.00 |
| | | | | TOTAL 103.38 |
| | | | | CHECK 103.38 |
| 06/10/88 | | 01 | | 09:10 0001 3685 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38491

IDENTIFICATION REFERENCE

JUN 10 9 12 AM '88

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

**No.** 100543