RUSH
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THIS INSTRUMENT PREPARED BY:
P. V. Jackson, III, Attorney
P. O. Box 2868
Nashville, Tennessee 37219

BOOK 7573 PAGE 298
IDENTIFICATION REFERENCE

Jun 15 10 57 AM '88
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL #:
Nils Holgersson Contractors 2905 Burch Avenue Nashville, Tennessee 37203	Same	155-2-A Parcel 13

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $36,000.00.

Holger Dale Holgersson
HOLGER DALE HOLGERSSON

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

Paulette N. Wassel
NOTARY PUBLIC
My Commission Expires: 10/24/88

For and in consideration of the sum of Thirty-Six Thousand and No/100 Dollars ($36,000.00), the receipt of which is hereby acknowledged, the undersigned Grantors, Horton L. Jones and wife, Mary Jayne Jones, have bargained and sold and do hereby transfer and convey unto the Grantee, Nils Holgersson Contractors, hereinafter referred to as the Grantee, and to the said Grantee's (successors) heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows, to-wit:

> Being Lot No. 13 on the Plan of Montcastle Estates of record in Book 6900, pages 326 and 327, Register's Office for Davidson County, Tennessee, to which reference is here made, together with an undivided interest in the common interest of Montcastle Estates, all as described in said reference, described according to the survey of Anderson-Delk & Company dated June 8, 1987.
>
> Being the same property conveyed to Horton L. Jones by Deed from Jeff G. Jones, of record in Book 7327, page 928, said Register's Office.

As part of the consideration for this transfer, Grantee agrees to be bound by the terms, covenants, and restrictions set forth in the Declarations Of Covenants, Conditions And Restrictions For Montcastle Estates, of record in Book 7170, page 926, as amended in Book 7260, page 295, said Register's Office.

Further, this conveyance is made subject to 1988 taxes, which have been prorated and adjusted as of the date hereof, based upon buyer's purchase price.

This is unimproved property known as Lot No. 13, Montcastle Estates, Poplar Creek Road, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantors, to the said Grantee and the said Grantee's heirs and assigns forever. Grantors covenant that they 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, except for taxes for the year 1988. Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, and to the said Grantee's (successors) heirs and assigns, against the lawful claims of all persons.

Witness Grantors' signatures this 15th day of April, 1988.

Horton L. Jones
HORTON L. JONES

Mary Jane Jones
MARY JANE JONES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

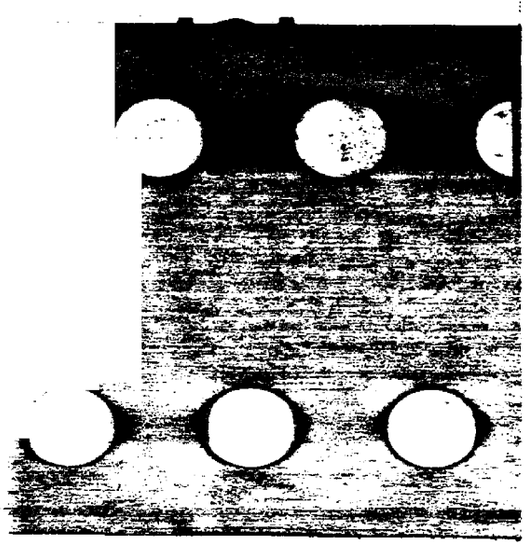
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named HORTON L. JONES and wife, MARY JANE JONES, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

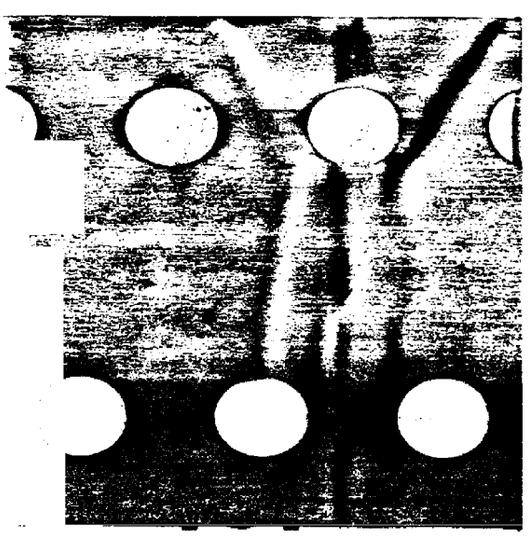
Witness my hand and official seal at Nashville, Tennessee this 15th day of April, 1988.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Paulette N. Wassel
NOTARY PUBLIC
My Commission Expires: 10/24/88

5560 06/15 0101 03CHECK 107.30





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7573 PAGE 310

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	36000.00
CON TX	100.80
PRFEE	0.50
WDEED	6.00
TOTAL	107.30
CHECK	107.30

4011:2

IDENTIFY REFERENCE

JAN 15 10 57 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

1/15/88 01 10:56 0001 5560

No. 102392