PREPARED BY: FRANK S. KING, JR.
King & Ballow
1200 Noel Place
200 Fourth Avenue North
Nashville, TN 37219-0373
(615) 259-3456

WARRANTY DEED

Address New Owner As Follows:

M/M Charles E. Jones
1561 North Dickerson Road
Goodlettsville, Tennessee 37072

Send Tax Bills To:

Same

Mortgagee:

None

Map & Parcel No.:

7 - Pc. 47 Lch

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

LOTTIE M. PEAY, a widow, has this day bargained and sold, and does hereby transfer and convey unto CHARLES E. JONES and wife, JANIE L. JONES, the Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING a certain tract or parcel of land situated in the 10th, formerly 20th, Civil District of Davidson County, Tennessee, and described as follows:

Beginning at the northwest corner of Tract No. 3 as described in deed from Callie Downing to John Paul Peay and wife, Lottie M. Peay, of record in Book 1349, page 206, Register's Office for said County; thence North 87° West 491 feet, more or less, to a stone, corner of the property conveyed to John Paul Peay and wife, Lottie M. Peay by deed from Leona Greer of record in Book 2019, page 368, Register's Office for said County, the same being in Amos Crawford's line; thence North 2° East 10 feet to a post, corner of Blye in line of John Paul Peay, et ux line; thence South 87° East 534 feet to a post; thence South 2° West 10 feet to a point in the northerly line at a Hackberry Tree of the said property conveyed to John Paul Peay and wife, Lottie M. Peay by deed from Callie Downing of record in Book 1349, Page 206, Register's Office for said County; thence North 87° West, 43 feet, and with the said northerly line of the said John Paul Peay and wife, Lottie M. Peay Tract No. 3 to the point of beginning.

BEING the same property conveyed to JOHN PAUL PEAY and wife, LOTTIE M. PEAY, by deed from ERNEST T. BLYE and wife, GRACE BLYE, of record in Book 2037, page 504, Register's Office for Davidson County, Tennessee, the said JOHN PAUL PEAY having since died.

This conveyance is subject to any and all zoning regulations, building and setback

lines, if any, and easements and rights-of-way for drainage, sewer and other public utliities and roads applicable to this property and taxes for the current year which have been prorated and assumed by the Grantees herein.

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN
JAN 10 4 28 PM 89
IDENTIFICATION REFERENCE
00488

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 900.00/00.

Janie L. Jones
AFFIANT

Subscribed and sworn to before me this 10th day of January, 1989.

My Commission Expires 9-11-90
Commission Expires:

Sherry Nicholson
NOTARY PUBLIC

NICHOLSON NOTARY PUBLIC SHELBY COUNTY TENN

This is improved property known as 1561 North Dickerson Road, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever. I covenant that I am 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 as noted of record.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

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 my hand this 10th day of January, 1989.

Lottie M. Peay
LOTTIE M. PEAY, a widow

State of Tennessee)
County of Davidson)

5065 01/10 0101 03CHECK 9.47

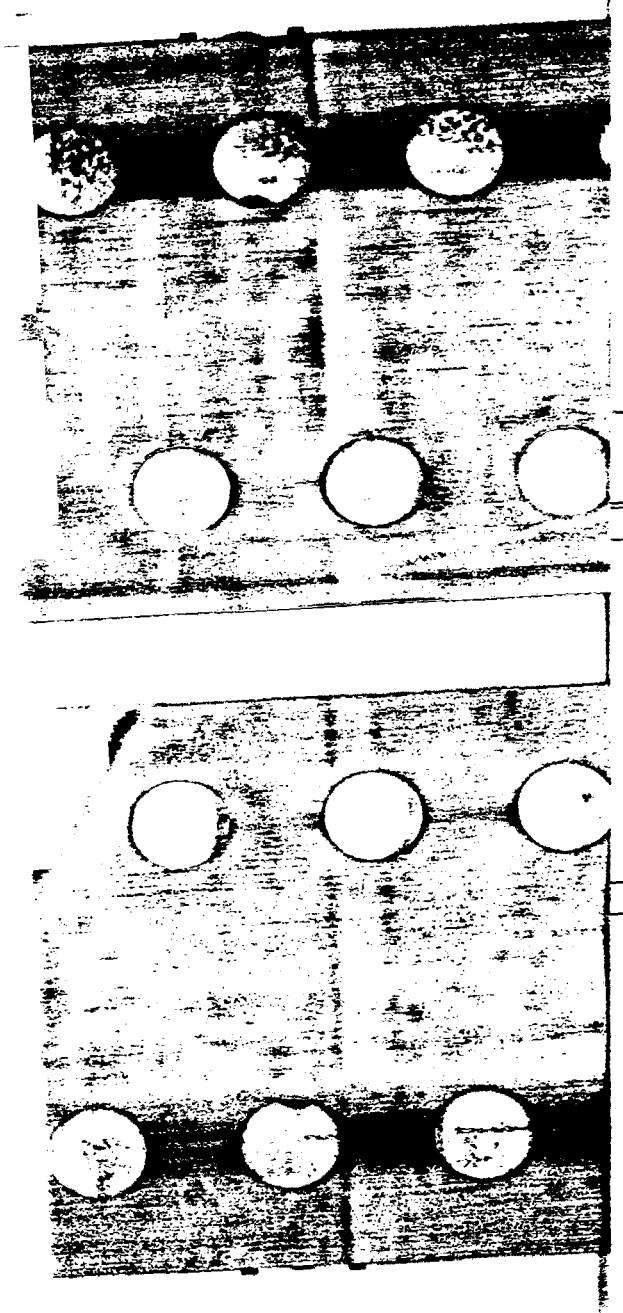
Before me, Sherry Nicholson, a Notary Public in and for the State and County aforesaid, personally appeared the within named LOTTIE M. PEAY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 10th day of January, 1989.

Sherry Nicholson
NOTARY PUBLIC

NICHOLSON NOTARY PUBLIC SHELBY COUNTY TENN

My Commission Expires:
My Commission Expires 9-11-90



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

RECEIVED OF _____

FOR _____

BOOK 7748 PAGE 913

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	900.00
CON TX	2.97
PRFEE	0.50
WDEED	6.00
TOTAL	9.47
CHECK	9.47

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/10/89 01 16:20 0001 5065

00488

IDENTIFICATION REFERENCE

Jan 10 4 20 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 171733