mail

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney-at-Law
112 Long Hollow Pike, Suite 301
Goodlettsville, Tennessee 37072

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2245 03/03 0101 03CHECK 90.65

WARRANTY DEED

ADDRESS NEW OWNER:	PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP/PARCEL
Rocky L. Montoya, et ux. 308 Cherokee Trail Goodlettsville, Tn 37072	NEW OWNER	18 - 16 104 GO 10373

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, RONALD M. JONES AND WIFE, CAROLYN FRAZIER JONES, hereinafter referred to as the "GRANTOR", have bargained and sold, and by these presents do hereby transfer and convey unto ROCKY L. MONTOYA AND WIFE, CONNIE W. MONTOYA, hereinafter referred to as the "GRANTEE", their heirs, successors and assigns, that certain tract or parcel of land located in DAVIDSON County, Tennessee, and described as follows, to-wit:

LAND in the 10th Civil District, BEING Lot No. 13 of the James M. Phipps addition to Goodlettsville, Tennessee, and of the subdivision of the old home place of Capt. Bass, deceased, as per survey of Erie Drake, Surveyor, as of record in Book 547, page 151, Register's Office for said County.

SAID Lot No. 13 fronts 50 feet on the West side of Bass Avenue, and runs back between parallel lines 165 feet to an alley.

BEING a portion of the property conveyed to RONALD M. JONES AND WIFE, CAROLYN FRAZIER JONES by Quitclaim Deed from Marie W. Butterworth, Trustee, of record in Book 6823, page 238, Register's Office for said County.

This conveyance is made subject to the following:

1. Taxes for the current year which have been prorated bewteen the parties and assumed by the GRANTEE herein.

2. Those matters as they appear on the Plan of record in Book 547, page 151, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estates, title and interest thereto belonging to the said GRANTEE, their heirs, successors and assigns, forever.

And, GRANTOR does covenant with the said GRANTEE, that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as set forth above.

And GRANTOR further covenants and binds themselves, their heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 1st day of MARCH, 1989.

Ronald M Jones
RONALD M. JONES

Carolyn Frazier Jones
CAROLYN FRAZIER JONES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RONALD M. JONES AND WIFE, CAROLYN FRAZIER JONES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath, acknowledged that THEY executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 1st day of MARCH, 1989.

Deborah R. Short
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: Jan 11, 1992

* * * * * * * * * *

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $25,500.00.

Affiant

Sworn to and subscribed before me, this the 1st day of MARCH, 1989.

Deborah R. Short
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: Jan 11, 1992

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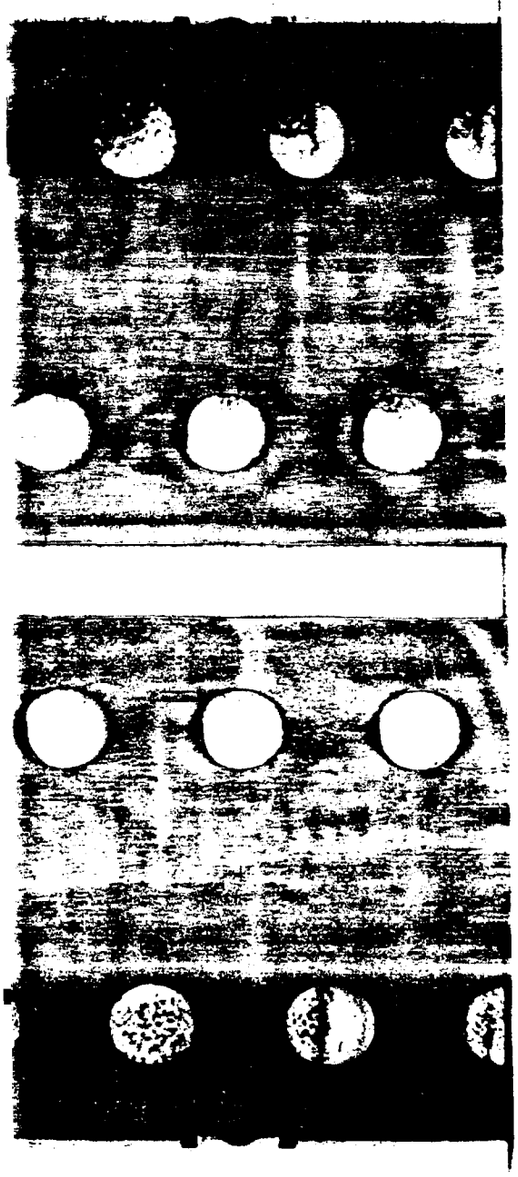
IDENTIFICATION

MAR 3 12 38 PM '89

FELIX E. WILSON REGISTER DAVIDSON COUNTY, TENN.

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	25500.00
CON TX	84.15
PRFEE	0.50
WDEED	6.00
TOTAL	90.65
CHECK	90.65

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IDENTIFICATION

Mar 3 12 38 PM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 186821