THIS INSTRUMENT WAS PREPARED BY:
M. NORRIS JENKINS, ATTORNEY AT LAW 03/28 0101 03CHECK 97.25
Suite 230 - 392 Harding Place, Nashville, TN 37211

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Billy Jones 315 Marshall Street Nashville, TN 37207	Same	Map 71-11 Parcel 116

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged; including the assumption by the Grantees of the balance of an indebtedness to Gertrude R. Brown secured by a Deed of Trust of record in Book 5670, page 87, Register's Office for Davidson County, Tennessee, we, Dwayne W. Dean Bailey and wife, Cathy Bailey

hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Billy Jones and wife, Charlet Jones

hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the east 1/2 of Lot No. 44 on the Map of Trinity Heights Addition, as of record in Book 161, page 38, Register's Office for said County.

Said part of said Lot fronts 50 feet on the north side of Marshall Avenue and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Dwayne W. Dean Bailey and wife, Cathy Bailey from Kitty Boyte, Substitute Trustee, by Substitute Trustee's Deed of record in Book 7476, page 496, Register's Office for Davidson County, Tennessee.

Taxes for the year 1989 are prorated and assumed by the Grantees herein.

unimproved ( )
This is improved (x) property, known as 315 Marshall Street, Nashville, TN

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 heirs 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 convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and assigns, to warrant and defend title 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 hands this _____ day of March, 1989.

Dwayne Dean Bailey
DWAYNE W. DEAN BAILEY

Cathy Bailey
CATHY BAILEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dwayne W. Dean Bailey and Cathy Bailey, the within named bargainors, 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 24th day of March, 1989.

My Commission Expires:
11-12-89

Phyllis Keenon
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $27,500.00.

Billy Jones
AFFIANT

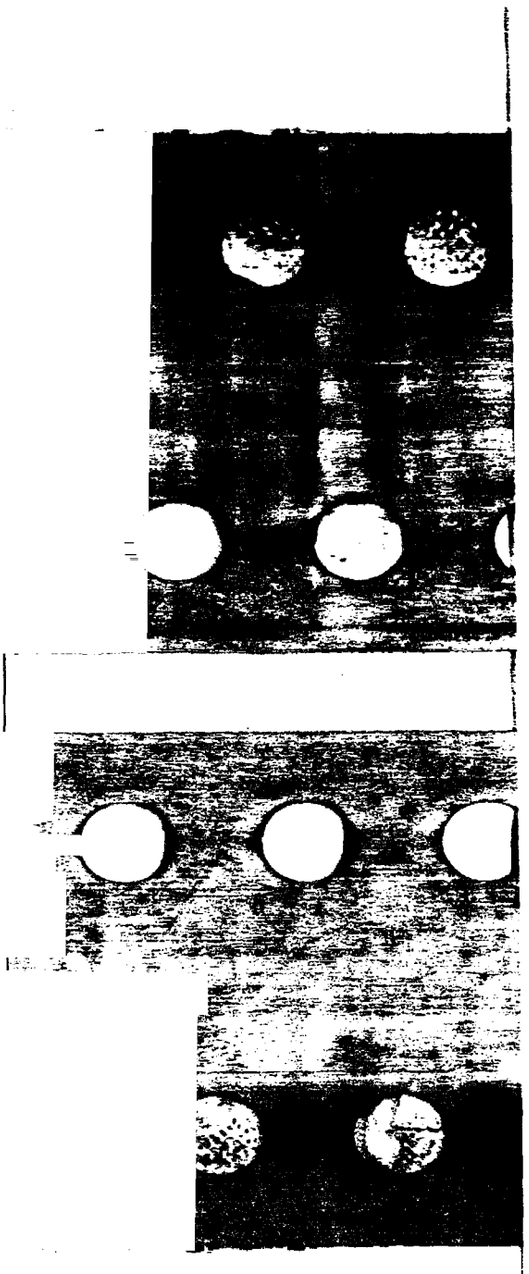
Subscribed and sworn to before me this 24th day of March, 1989.

My Commission Expires:
11-12-89

Phyllis Keenon
NOTARY PUBLIC

19841

RECEIVED FOR RECORD
Mar 28 1 23 PM '89
RECORDED IN OFFICIAL RECORDS
RUSH



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

RECEIVED OF _____

FOR _____

BOOK 7802 PAGE 495

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 27500.00
CON TX 90.75
PRFEE 0.50
WDEED 6.00
TOTAL 97.25
CHECK 97.25

03/28/89 01 13:24 0001 9767

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

19841

IDENTIFICATION REFERENCE

MAR 28 1 23 PM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 194248