WARRANTY DEED

BOOK 7813 PAGE 761

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
LARRY R. JONES	HERITAGE FEDERAL SAVINGS & LOAN	Map 114-14-A
(NAME)	(NAME)	
728 Woodland Way	123 Fifth Ave. N., P.O. Box 1207	Parcel 5.00 co
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37209	Franklin, Tennessee 37064	F.B.#8D65304
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, EQUITY BUILDERS, INC., a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LARRY R. JONES and wife, KAREN M. JONES

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Lot No. 5 on the Plan of Section 1 Woodland Forest, as of record in Plat Book 6900, pages 534-536, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Equity Builders, Inc. by deed from Eaglecrest, a Tennessee general partnership of record in Book 7713, page 111, said Register's Office.

This conveyance is made subject to: (1) 1989 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 7207, page 851; (3) Declaration of Covenants, Conditions and Restrictions in Book 7439, page 487, Book 7596, page 684 and Book 7596, page 692; (4) Easements of record in Book 784, page 4; and (5) All matters appearing on the Plan of record in Plat Book 6900, pages 534-536 and Plat Book 6900, page 443, said Register's Office.

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unimproved ( )
This is improved (XX) property, known as 728 Woodland Way, Nashville, Tennessee 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 7th day of April, 1989

EQUITY BUILDERS, INC.
By: Jimmie D. Manning

JIMMIE D. MANNING
Vice President

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State. _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ Notary Public _____

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State. JIMMIE D. MANNING

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of EQUITY BUILDERS, INC. the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this 7th day of April, 19 89

My commission expires 3/11/91 Notary Public _____

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,659.00

Larry R. Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF April, 1989.

MY COMMISSION EXPIRES: 3/11/91
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

EQUITY BUILDERS, INC.

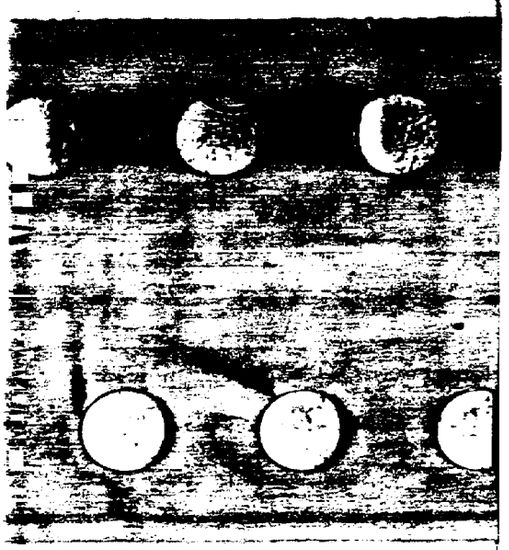
TO

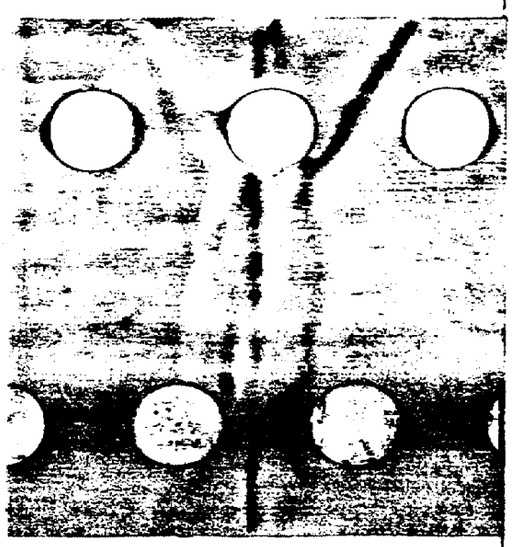
LARRY R. JONES and wife, KAREN M. Jones

4512 04/11 0101 03CHECK 480.71

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 7813 PAGE 763

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 143659.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK TX 474.21
PRFEE 0.50
WDEED 6.00
TOTAL 480.71
CHECK 480.71

04/11/89 01 08:06 0001 4312

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No. 198714