FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 73,861.17

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July, 19 89

Notary Public

MY COMMISSION EXPIRES: October 9, 1991

(AFFIX SEAL)

BOOK 7906 PAGE 307

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney, 2711 Murfreesboro Rd., Suite 105, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
John M. Esslinger (NAME)	Sovran Mortgage Corporation (NAME)	086-08-0
404 Autumn Knoll Court (STREET ADDRESS OR ROUTE NUMBER)	201 East Cary Street (STREET ADDRESS)	005.00
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Richmond, VA 23219 (CITY) (STATE) (ZIP)	04D 00038

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, WE, Robert Lee Jones and wife, Lucille Jones

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John M. Esslinger and wife, Jane E. Esslinger

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 159 on the Plan of Jackson's Retreat, Phase III of record in Book 5200, Page 517 and 518, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Robert Lee Jones and wife, Lucille Jones by deed from Randall Phillips Builders, Inc., of record in Book 6223, Page 90, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to Sovran Mortgage Corp. of record in Book 7007, Page 858, said Register's Office with a present unpaid balance of approximately $61,238.17 which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

Grantees also jointly and severally hereby assume the obligations of Robert Lee Jones and wife, Lucille Jones under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance for the indebtedness above mentioned.

2264 08/03 0101 03CHECK 250.87

unimproved ( )
This is improved (XX) property, known as 404 Autumn Knoll Court, Hermitage, TN 37076
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness our hands this 31st day of July, 19 89

Robert Lee Jones — Lucille Jones

Robert Lee Jones — Lucille Jones

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Lee Jones and wife, Lucille Jones, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee this 31st day of July, 19 89.

Notary Public

Commission Expires October 9, 1991

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____, a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

5.4.90.7

IDENTIFICATION

AUG 3 11 17 AM '89

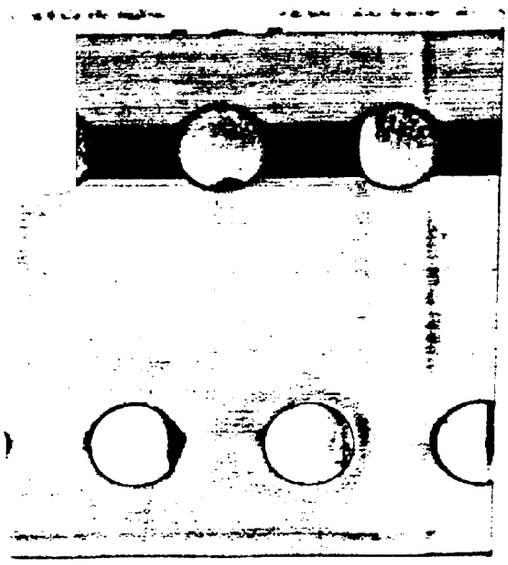
FILED & WILSON REGISTER

FROM
Robert Lee Jones and wife, Lucille Jones

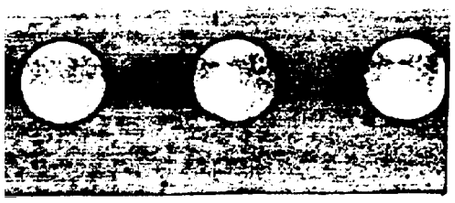
TO
John M. Esslinger and wife, Jane E. Esslinger

RECORDER'S MEMO
Legibility of writing, typing or printing in this Document Unsatisfactory When Received.

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697







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

RECEIVED OF _____

FOR _____

BOOK 7906 PAGE 309

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	73861.17
CON TX	243.87
PRFEE	1.00
WDEED	6.00
TOTAL	250.87
CHECK	250.87

08/03/89 01 11:17 0001 2264

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.4.9 0.7

IDENTIFICATION REFERENCE

AUG 3 11 17 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 235593