BOOK 7921 PAGE 805 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 99,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF August, 19 89

Notary Public

MY COMMISSION EXPIRES: October 9, 1991

(AFFIX SEAL)

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
Phillip D. Jones (NAME)	Excella Mortgage Corporation (NAME)	150-14-0
3545 Roundwood Forest Drive (STREET ADDRESS OR ROUTE NUMBER)	9000 E. Church Street Suite 200 (STREET ADDRESS)	010.00
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Brentwood, TN 37027 (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, WE, A.J. Johnson Construction Co. a proprietorship composed of A.J. Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phillip D. Jones, unmarried

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. 21 on the Resubdivision of Lots 20 and 21, of Roundwood Forest, Section Two of record in Plat Book 6200, Page 831, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to A.J. Johnson Construction Co. by deed from Allen Earps and wife, Betty Frances Earps, A.J. Johnson and wife, Gail H. Johnson, and John Cook and wife, Virginia S. Cook, of record in Book 7735, Page 424, Register's Office for Davidson County, Tennessee.

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

Gail Johnson joins in this conveyance for the sole purpose of conveying any marital rights she may have.

60333

IDENTIFICATION REFERENCE

AUG 24 10 49 AM '89

DAVIDSON COUNTY, TN

8752 08/24 0101 03CHECK 335.35

unimproved ( ) This is improved (X) property, known as 3545 Roundwood Forest Drive, Antioch, TN 37013
(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 my hand this 21st day of August, 19 89

Gail Johnson

A.J. Johnson Construction Co.
a proprietorship

STATE OF TENNESSEE
Davidson County

BOOK 7921 PAGE 806

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named A.J. Johnson and wife, Gail Johnson

the bargainor S, 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 21st day of August, 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

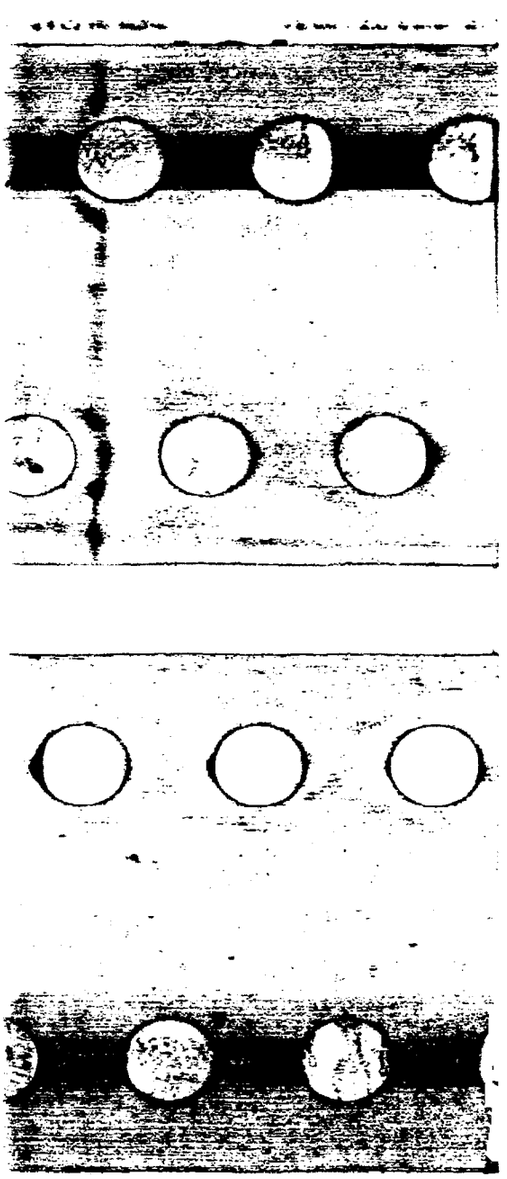
Commission Expires _____

WARRANTY DEED

FROM
A.J. Johnson Construction Co.

TO
Phillip D. Jones, unmarried

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 7921 PAGE 807

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 99500.00
CON TX 328.35
PRFEE 1.00
WDEED 6.00
TOTAL 335.35
CHECK 335.35

08/24/89 01 10:50 0001 8752

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

60333

IDENTIFI REFERENCE

AUG 24 10 47 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 241987