FILE 47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 82,286.17

Jerry L. Jones
Affiant

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

Joyce B. O'Dwire
Notary Public

MY COMMISSION EXPIRES: 5-30-92
AFFIX SEAL

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 101 Cumberland Avenue, Madison, Tennessee 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry L. Jones (NAME)	First Union Mortgage Corporation (NAME)	MAP 61-3
916 Joyce Lane (ADDRESS)	4300 Six Forks Road (ADDRESS)	PARCEL 27
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Raleigh, North Carolina 27609 (CITY) (STATE) (ZIP)	

FOR AND 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, Philip L. Johnson and wife, Delores P. Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry L. Jones and wife, Sandy B. Jones

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. 86 on the Plan of Gra-Mar Acres Subdivision, Section 2, of record in Book 2133, page 74, said Register's Office, described as follows:

Said Lot No. 86 fronts 73.05 feet on the southerly side of Joyce Lane and extends back 242 feet on the westerly line and 303.5 feet on the easterly line to a dead line in the rear measuring 150.7 feet thereon.

Being the same property conveyed to Philip L. Johnson and wife, Delores P. Johnson, by deed from Glenn Arnold Yates and wife, Barbara Yates, of record in Book 7390, page 767, Register's Office for Davidson County, Tennessee.

For and in consideration of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, a part of which is the assumption of one certain deed of trust dated October 29, 1987, and filed for record October 30, 1987, in the office of the Register of Deeds of Davidson County, Tennessee, in Book 7390, Page 770, and note of even date thereby secured, in the original principal amount of $74,700.00, payable to First Union Mortgage Corporation, which debt the grantees herein assume and agree to pay as part payment of the purchase price.

The grantees further hereby assume the obligations of Philip L. Johnson, and wife, Delores P. Johnson 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 of the indebtedness above mentioned.

(Improved / Unimproved) X property known as 916 Joyce Lane, Nashville, TN 37216
(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 that 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 August, 19 89

Philip L. Johnson
Delores P. Johnson

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING OF THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named Philip L. Johnson and wife, Delores P. 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 Madison, Tennessee this 31st day of August 19 89.

Commission expires 5-20-92

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____ and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

63367

IDENTIFICATION REFERENCE

SEP 5 10 59 AM '89

DAVIDSON COUNTY, TN

1440 09/05 0101 03CHECK 278.59

WARRANTY DEED

FROM

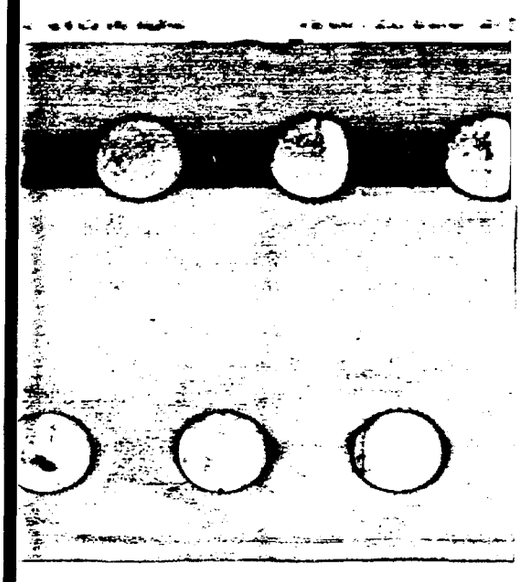
Philip L. Johnson and wife, Delores P. Johnson

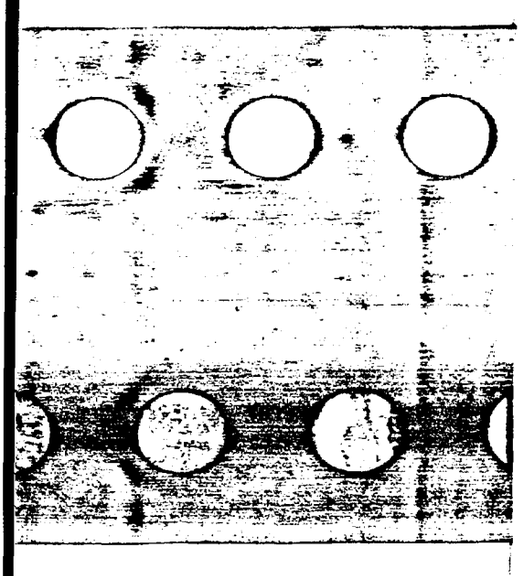
TO

Jerry L. Jones and wife, Sandy B. Jones

RETURN TO:

William D. Castleman
101 Cumberland Avenue
Madison, Tennessee 37115





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7930 PAGE 466

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 82286.17
				CON TX 271.59
				PRFEE 1.00
				WDEED 6.00
				TOTAL 278.59
				CHECK 278.59

09/05/89 01 10:58 0001 1440

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6336.2

IDENTIFICATION REFERENCE

SEP 5 10 58 AM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 245469