FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 207,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF April, 90

Notary Public

MY COMMISSION EXPIRES October 1, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney, 2711 Murfreesboro Rd., Suite 105, Antioch, TN [illegible]3
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
Phillip D. Jones (NAME)	Fairfield Financial Association of Tennessee (NAME)	180-00-0
6725 Holt Road (STREET ADDRESS OR ROUTE NUMBER)	50 Century Blvd. Suite 450 (STREET ADDRESS)	054.00
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37214 (CITY) (STATE) (ZIP)	06D 54235

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, Johnny Teaton Clouse and wife, Geraldine Clouse

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:

A tract containing 3.56 acres according to a survey made by Dye & Underwood in July, 1971, located in the sixth Civil District, Davidson County, Tennessee, fronting on the south side of Holt Road and being a part of the westerly one-half of that body of land which was conveyed to Dorris P. Gillespie et ux Dorothy Gillespie, (said westerly one-half being hereinafter referred to as the Dorothy Gillespie Land) by three deeds of record in the Register's Office for said County, namely; deed from John Holt et ux Rosa P. Holt, in Book 1077, Page 244, deed from Rosa P. Holt in Book 1153, Page 128, deed from Tom Holt in Book 1165, Page 9, the said Dorris H. Gillespie having died on April 6, 1968, and his widow, Dorothy Gillespie having conveyed the easterly one-half of said body of land to her son, John Hall Gillespie, by deed of record in Book 4488, Page 73, said Register's Office. Said tract herein conveyed is more particularly described as follows: Commencing at an iron pin in the south margin of Holt Road, this point of beginning being the northeast corner of that tract of land which was conveyed from Dorothy Gillespie to Glenn A. Noble et ux Iva Lee Noble, by deed of record in Book 4532, Page 500, of the Register's Office, for said County; thence North 84 degrees 16' east along the south margin of Holt Road 198.95 feet to the northwest corner or that tract of land which was conveyed from Dorothy Gillespie to James F. Pearson et ux Barbara G. Pearson, of record in Book 4535, Page 189, said Register's Office; thence along the westerly margin of the said Pearson Tract, South 4 degrees east 797 feet to an iron pin the southwest corner of the said Pearson Tract; thence south 87 degrees 55' west 195.5 to the southeast corner of the said Noble tract; thence along the eastern margin of the Noble tract; north 4 degrees 10' west 785 feet to the point of beginning in the south margin of Holt Road.

Being the same property conveyed to Johnny Teaton Clouse by deed of record in Book 7639, Page 760, Register's Office for Davidson County, Tennessee.

unimproved ( ) This is improved (X) property, known as 6725 Holt Road, Nashville, TN 37211
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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

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 20th day of April, 19 90

Johnny Teaton Clouse

Geraldine Clouse

BOOK 8094 PAGE 577

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Johnny Teaton Clouse and wife, Geraldine Clouse

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 20th day of April, 19 90.

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
Johnny Teaton Clouse and wife,
Geraldine Clouse

TO
Phillip D. Jones, unmarried

21205

IDENTIF. REFERENCE

APR 24 11 27 AM '90

DAVIDSON COUNTY

3966 04/24 0101 CHECK 690.1

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 8094 PAGE 578

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	207000.00
			CON TX	683.10
			PRFEE	1.00
			WDEED	6.00
			TOTAL	690.10
			CHECK	690.10
04/24/90	01		11:25 0001	3966

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

21205

IDENTIF. TREFERENCE

APR 24 11 27 AM '90

DAVIDSON COUNTY TN.

No. 313040