THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
Mail: 333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:

JAMES O. JONES ET UX,
MARY W. JONES
621 ELLEN DRIVE
GOODLETTSVILLE, TN 37072

MAP/PARCEL NUMBER:

MAP 43-10
PARCEL 11

SEND TAX BILLS TO:

SAME

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $12,500.00, THIS 25TH DAY OF APRIL, 1990.

Ann L. Black
AFFIANT

Subscribed and sworn to me, this the 25TH day of APRIL, 1990.

Denise C. Abbott
Notary Public
My commission expires: 5-11-92

22091

IDENTIF. REFERENCE

APR 27 8 50 AM '90

DAVIDSON COUNTY T...

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, I, CHRISTINE C. TOOMBS, A WIDOW, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said JAMES O. JONES ET UX, MARY W. JONES, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 209 NIX DRIVE, MADISON, TN 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

GRANTEES, THEIR successors, heirs and assigns forever, I covenant that I AM lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

I further covenant and bind MY and MY heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 25th day of April, 1990.

X
CHRISTINE C. TOOMBS, A WIDOW

WITNESSED BY:
Kathryn Hicks
Clarence L Graham

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTINE C. TOOMBS, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that the signature on the herein document is her mark and that she executed the within instrument for the purposes therein contained in the presence of KATHRYN HICKS and CLARENCE L. GRAHAM, as witnesses.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 25th day of April, 1990.

Denise C. Rees
notary public

My commission expires: 5-11-92

EXHIBIT 'A'

BEING Lot No. 36 on an unrecorded plan made by Harvey Gee, Surveyor, December 29, 1947, of tract 14 of Anderson Estates, which is of record in Book 1130, page 37, Register's Office for Davidson County, Tennessee and more particularly described as follows:

Beginning at a point in the westerly margin of Nix Drive which point is located 455.8 feet from a concrete marker at the intersection of Nix Drive and Roosevelt Drive, said point being the common corner between lots 36 and 35; thence westerly 175 feet to a dead line; thence northerly with said dead line 115 feet to the common corner of Lots 36 and 37; thence easterly with the dividing line between lots 36 and 37, 175 feet to the westerly margin of Nix Drive; thence with westerly margin of Nix Drive southerly 115 feet to the point of beginning.

BEING the same property conveyed to Robert L. Toombs et ux, Christine C. Toombs, by Installment Deed from Rubin M. Moore et ux, Daisy J. Moore, of record in Book 2146, page 104, Register's Office for Davidson County, Tennessee, the said Robert L. Toombs having since died, the property vests solely in his widow, Christine C. Toombs.

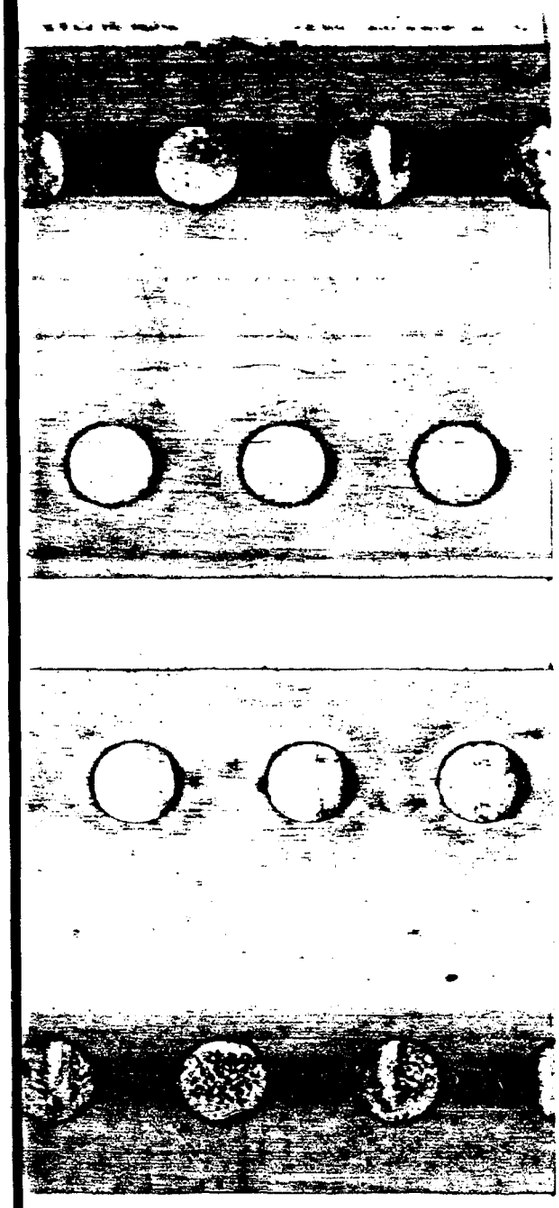
EXHIBIT 'B'

1. Real property taxes for 1990 and all future years.

2. Plat of record in Book 1130, page 37, said Register's Office, which sets forth a 50-foot roadway on the northerly and southerly boundary lines of tract 14 and an electric power line running through tract 14.

3. Unrecorded easements for roads and utilities, if any.

5035 04/27 0101 03CHECK 51.25



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

RECEIVED OF _____

FOR _____

BOOK 8097 PAGE 39

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	12500.00
CON TX	41.25
PRFEE	1.00
WDEED	9.00
TOTAL	51.25
CHECK	51.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 5035

22091

IDENTIF. TREFERENCE

APR 27 8 50 AM '90

DAVIDSON COUNTY TN.

No. 314095