WARRANTY DEED

Address of new owner(s):	Send Tax Bills To:	Map-Parcel #
Kenneth W. Jones, et ux 85 Altentann Nashville, TN 37215	owner at same address	158-4-A-12

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Ninety Thousand and no/100 ($490,000.00) DOLLARS, cash in hand and other good and valuable considerations paid by the Grantees the receipt and sufficiency of which the Grantors do hereby acknowledge, WE

John Broderick and wife, Patricia F. Broderick,

the Grantors, have bargained and sold and by these presents do transfer and convey unto

Kenneth W. Jones and wife, Catherine C. Jones,

the Grantees herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, as follows:

Being Lot No. 86 on the plan of Otter Wood, Revised Section One, as of record at Book 6900, page 590, Register's Office for said County, to which reference is hereby made and the same incorporated herein for a complete description of said lot.

Being all the same property conveyed to the Grantors herein by deed as of record at Book 7702, page 851, said Register's Office.

This conveyance is expressly made subject to 1990 property taxes to be paid by said Grantees, which have been prorated this date and subject to any required re-proration due to a change in the actual amount of 1990 taxes from that on which the proration was based, Declaration of Covenants, Conditions, Restrictions in the Master Deed and the By-Laws as contained in instrument of record at Book 7260, page 483, Charter of Otter Wood Home Owners Association of record at Book 7292, page 315, the limitations shown on said plan of record at Book 6900, page 590, and to a Deed of Trust in favor of Metropolitan Federal Savings & Loan Assoc. as of record at Book 7737, page 972, extended by agreement at Book 8009, page 472 and by written agreement of April 1990, all recording references to Davidson County Register's Office.

This is improved property known as: **85 Altentann, Nashville, Tn 37215**

To have and to hold the said tract or parcel of land, with the estate, appurtenances, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever. And we do covenant with 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 as otherwise stated herein above. 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.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders as may be necessary to properly identify the same in this instrument.

WITNESS our hands this 27th day of April, 1990.

John Broderick

Patricia F. Broderick

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 **John Broderick and wife, Patricia F. Broderick**, 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 Nashville, Tennessee, this 27th day of April, 1990.

my comm. expires: 3-3-92

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater), which is equal to or greater than the property would bring at a fair and voluntary sale, is $ 490,000.00.

Sworn to and subscribed before me this 27th day of April, 1990.

my comm. expires: 3-3-92

Notary Public

This instrument was prepared by:
Marbut Glenn Gaston, Jr., Lawyer, 2211 Crestmoor Rd. Nashville, TN. 37215

Title Insurance #: Minnesota AZR 166596

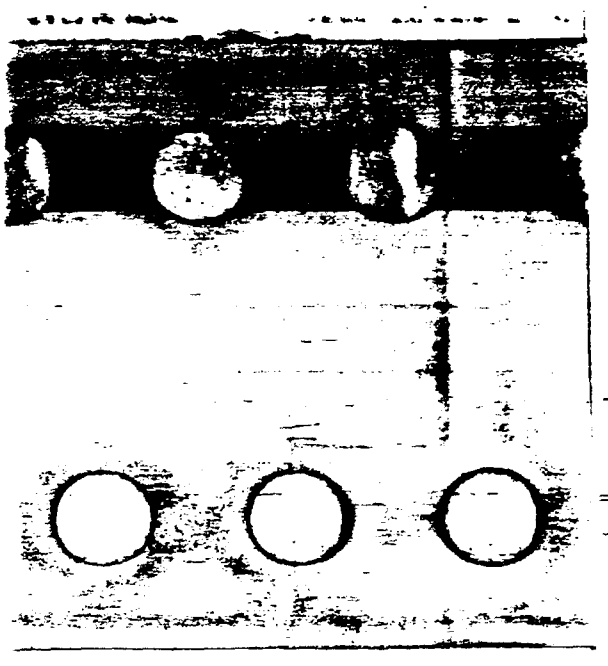
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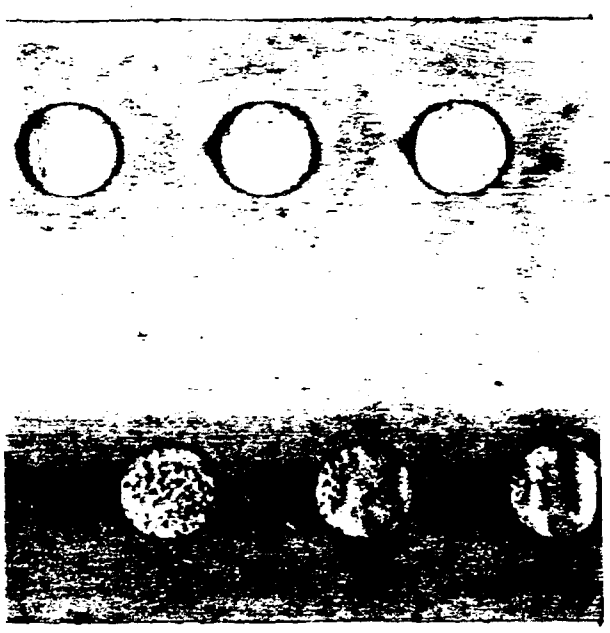
IDENTIF. REFERENCE

APR 30 10 02 AM '90

DAVIDSON COUNTY

5507 04/30 03:01 OSCHELK





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8098 PAGE 93

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
490000.00
CON TX 1617.00
PRFEE 1.00
WDEED 6.00
TOTAL 1624.00
CHECK 1624.00

04/30/90 01 10:01 0001 5507

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

22455

IDENTIF. REFERENCE

APR 30 10 02 AM '90

DAVIDSON COUNTY

No. 314562