WARRANTY DEED

41

FROM:	Ann Terryl Smith, a single person, Grantor	This instrument was prepared by: Farris, Warfield & Kanaday Seventeenth Floor
TO:	Robert Jones, a single person, Grantee	Third National Bank Building Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Robert Jones 2316 18th Avenue S. Nashville, TN 37212	Robert Jones 2316 18th Ave. S. Nashville, TN 37212	104-16-C-109-CO Field Book Numbers 24W-15-25-2

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Eighty-Two Thousand Five Hundred and No/100 Dollars ($82,500.00).

William B. Dresch
Affiant

SUBSCRIBED AND SWORN TO before me, this the 1st day of August, 1990.

Denise M. Lammey
Notary Public

My Commission Expires: 3-27-93

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

FOR AND IN CONSIDERATION OF the sum of Ten Dollars and other good and valuable consideration ($10.00), the receipt and sufficiency of which is hereby acknowledged, ANN TERRYL SMITH, Grantor, has bargained and sold, and by these presents does transfer and convey unto the said ROBERT JONES, Grantee, his heirs, successors, 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 Unit No. 109 of Ravenswood Court as of record in Book 6250, pages 98 and 99, Register's Office for said county, to which plan reference is here made for a more complete description.

45956

TAX EXEMPT REFERENCE

AUG 1 11 14 AM '90

FELIX Z. WHITE JR. REGISTER DAVIDSON COUNTY TENN.

5335 08/01 1101 03CHECK 282.25

Being the same property conveyed to Ann T. Smith a/k/a, Ann Terryl Smith, and Barbara L. Hatley, as tenants in common, by deed of record from Blair Builders, a Tennessee joint venture, of record in Book 6524, page 886, and by deed from Barbara L. Hatley, a single person, of record in Book 7801, page 734, Register's Office for Davidson County, Tennessee.

Survey prepared by James D. Wamble, 1719 West End Ave., Suite 802, Nashville, TN 37203, License No. 1136.

This is improved property, known as 2316 Eighteenth Avenue South, Nashville, TN 37212.

This conveyance is expressly made subject to the following:

1. The lien for 1990 taxes not yet due and payable.

2. All matters appearing on the Plan of Ravenswood Court as of record in Book 6250, pages 98 and 99, Register's Office for Davidson County, Tennessee.

3. Master Deed of Ravenswood Court of record in Book 6363, page 906, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, successors, and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantor, her heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs, successors, and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Witness my hand this 1st day of August, 1990.

Ann Terryl Smith
ANN TERRYL SMITH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Denise M. Laumeyer, a Notary Public of said County and State, ANN TERRYL SMITH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ANN TERRYL SMITH executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 1st day of August, 1990.

Denise M. Laumeyer
Notary Public

My Commission Expires: 3-27-90
1302X

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8164 PAGE 824

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 82500.00
				CON TX 272.25
				PRFEE 1.00
				WDEED 9.00
				TOTAL 282.25
				CHECK 282.25
08/01/90	01			11:17 0001 5835

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45.95 CO

IDENTIFICATION REFERENCE

AUG 1 11 14 AM '90

FELIX Z WILSON II
REGISTER
DAVIDSON COUNTY

No. 342315