THIS INSTRUMENT PREPARED BY:
M. Andrew Hoover
O'Hare, Sherrard & Roe
424 Church Street, Suite 2000
Nashville, TN 37219

BOOK 8302 PAGE 236

WARRANTY DEED

Address of New Owner and Send Tax Bills To:	Name/Address Mortgagee:	Map & Parcel No.:
Kenneth R. Jones, Jr. 809 Clematis Drive Nashville, Tennessee 37205	Patricia W. Bridges 300 Rural Hill Court Nashville, Tn 37217	102-14 Parcel 78

FOR AND IN CONSIDERATION of the sum of One Hundred Eight Thousand Two Hundred fifty Dollars ($108,250.00) Patricia W. Bridges, being one and the same person as Patricia W. Craddock (hereinafter referred to as the "Grantor"), has bargained and sold, and does hereby transfer and convey unto Kenneth R. Jones, Jr. and wife, Janice S. Jones, (hereinafter referred to as the "Grantee"), and to the said Grantee's, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 335, on the plan of Brookmeade, Section IX, of record in Book 2331, pages 34 and 35, Register's Office for Davidson County, Tennessee.

Said Lot No. 335 fronts 183.0 feet on the southwesterly margin of Clematis Drive and extends back 199.0 feet on the northwesterly line and 211.5 feet on the southeasterly line to a dead line in the rear, measuring 183.9 feet thereon.

Being the same property conveyed to Samuel N. Craddock and wife, Patricia W. Craddock by deed from David William Turner and wife, Lisa Robinson Turner, of record in Book 6647, page 30, Register's Office for Davidson County, Tennessee. Title is now vested in Patricia W. Craddock pursuant to Quitclaim Deed of record in Book 8299, page 578, said Register's Office.

John A. Bridges, spouse of Patricia W. Bridges, joins in this conveyance to convey all of his right, title and interest in said property, especially his marital interest.

This is improved property, known as 809 Clematis Drive, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, and to the said Grantee's, heirs and assigns forever. Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for those items set forth on Exhibit "A" attached hereto and incorporated herein by this reference. Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to the said Grantee and to the said Grantee's heirs and assigns, against the lawful claims of all persons.

Witness our hands as of this 1st day of March, 1991.

GRANTOR:

Patricia W. Bridges

Patricia W. Bridges

John A. Bridges

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Vicki K. Kinard, a Notary Public of the State and County aforesaid, personally appeared Patricia W. Bridges, and husband, John A. Bridges, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and that they acknowledged to me that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee this 1st day of March, 1991.

Vicki K. Kinard

Notary Public

My Commission Expires:

1/11/92

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 8302 PAGE 296

The actual consideration or value whichever is greater, for this transfer is $108,250.00.

Affiant

Subscribed and sworn to before me, this the 1st day of March, 1991.

Notary Public

My Commission Expires:

May 20th 1992

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

96404

IDENTIF. TREFERENCE

MAR 1 4 24 PM '91

FELIX Z. DAVIDSON COUNTY TN.

0395 03/01 0101 03CHECK 364.06

EXHIBIT "A"

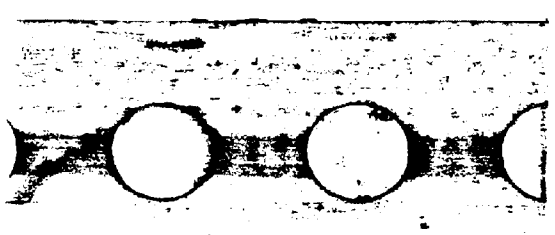
PERMITTED EXCEPTIONS

1. Taxes for 1991 and subsequent years, a lien not yet due and payable;

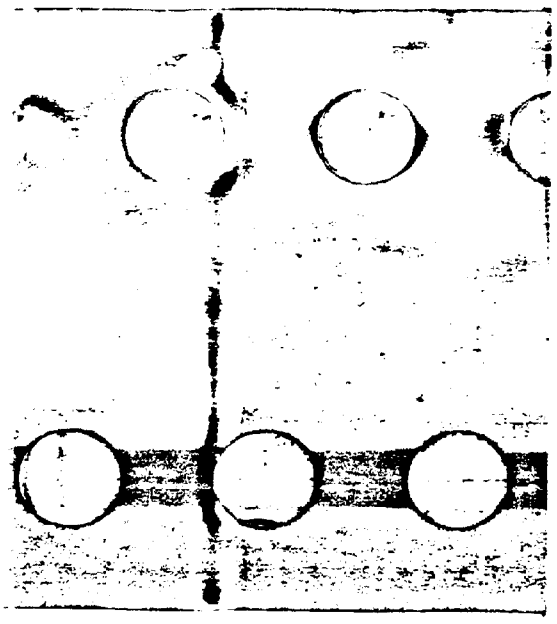
2. Subject to all visible easements and encroachments.

3. Subject to rights of tenants in possession, as tenants only, if any.

4. Subject to all matters shown on the Plan of Brook Meade of record in Plat Book 2331, pages 34 and 35, Register's Office for Davidson County, Tennessee.







OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8302 PAGE 309

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

108250.00
CON TX 357.06
PRFEE 1.00
WDEED 6.00
TOTAL 364.06
CHECK 364.06

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 03/01/91 01 10:27 0001 0395

96404

IDENTIF. REFERENCE

MAR 1 4 24 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 401231