FILED Box 14

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09881

THIS INSTRUMENT PREPARED BY:
P. V. Jackson, III, Attorney
P. O. Box 2868
Nashville, Tennessee 37219

IDENTIF. REFERENCE

WARRANTY DEED

MAY 13 10 11 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL #:
Brent Sellers, Builders 718 HARDING PLACE NASHVILLE, TN 37211	Same	155-2-A 20

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for transfer tax purposes is $31,000.00.

Brent Sellers, Jones
AFFIANT

Subscribed and sworn to before me this 11TH. day of May, 1992.

Peter Weiss
NOTARY PUBLIC
My Commission Expires: 9/16/95

For and in consideration of the sum of Thirty-One Thousand Dollars ($31,000.00), receipt of which is hereby acknowledged, the undersigned Grantor, Jeff G. Jones, an unmarried person, has bargained and sold and does hereby transfer and convey unto the Grantee, Brent Sellers, Builders, hereafter referred to as Grantee, and to the said Grantee's successors and assigns, certain real estate in Davidson County, Tennessee, described as follows, to-wit:

> Being Lot No. 20 on the Plan of Montcastle Estates of record in Book 6900, pages 326 and 327, Register's Office for Davidson County, Tennessee, to which reference is here made, together with an undivided interest in the common interest of Montcastle Estates, all as described in said reference, described according to the survey of Anderson-Delk & Company dated June 8, 1987.
>
> Being part of the same property conveyed to Jeff G. Jones by deed from Wallace E. Williams and wife, Mary Castleman Williams, of record in Book 7070, page 37, said Register's Office. For description source, see the Plan of Montcastle Estates of record in Book 6900, page 326.

As part of the consideration for this transfer, Grantee agrees to be bound by the terms, covenants, and restrictions set forth in the Declarations Of Covenants, Conditions And Restrictions For Montcastle Estates, of record in Book 7170, page 926, as amended in Book 7260, page 295, said Register's Office.

Further, this conveyance is made subject to 1992 taxes, which have been prorated and adjusted as of the date hereof.

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

Grantor, to the said Grantee and its successors and assigns forever. Grantor covenants that he 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 taxes for the year 1992. Grantor further covenants and binds himself, his successors and assigns, to warrant and forever defend the title to said real estate to the said Grantee, and to the said Grantee's successors and assigns, against the lawful claims of all persons.

Witness Grantor's signature this 11th day of May, 1992.

JEFF G. JONES

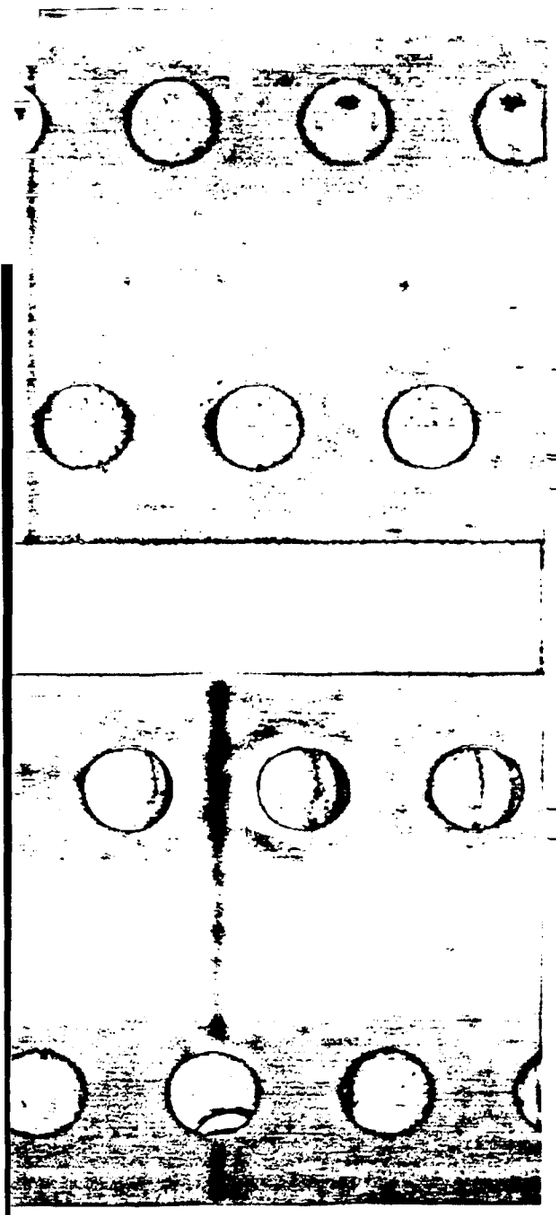
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JEFF G. JONES, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of May, 1992.

NOTARY PUBLIC
My Commission Expires: 9/26/92

6329 05/13 0101 03CHECK 121.70



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 31000.00
				CON TX 114.70
				PRFEE 1.00
				WDEED 6.00
				TOTAL 121.70
				CHECK 121.70
05/13/92	01			10:10 0001 6329

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

098811

IDENTIF. REFERENCE

MAY 13 10 11 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 530541