Box 44

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $80,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of December, 1992.

Notary Public

My Commission expires: 9-21-96

This instrument prepared by:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN
P. O. Box 198888
230 Fourth Avenue North
Nashville, TN 37219

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Number
Edgar V. Jones and wife, Shirley Jones 35 Annandale Nashville, TN 37219	SAME	158-04-0-A-067.00CO FH 26019

WARRANTY DEED

3040 12/17 0101 03CHECK 305.00

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEVEN R. BEARDEN AND WIFE, CHRISTINE C. BEARDEN**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **EDGAR V. JONES AND WIFE, SHIRLEY JONES**, hereinafter called the Grantees, their heirs, successors and assigns, a certain tract of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Otter Wood, Section Two, of record in Book 6900, page 459, Register's Office for Davidson County, Tennessee.

Said Lot No. 16 fronts 119.8 feet on the southwesterly margin of Annandale and extends back 415.09 feet on the southeasterly line and 429.97 feet on the northeasterly line to a dead line in the rear measuring 140.00 feet thereon.

Being the same property conveyed to Steven R. Bearden and wife, Christine C. Bearden, by deed from Otter Wood, Ltd., a Tennessee limited partnership, of record in Book 7430, page 127, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Declaration of Covenants, Conditions and Restrictions, including liens for special assessments, and rights of first refusal, all as contained in instrument of record in Book 7260, page 483, Register's Office for said County, as amended in Book 8762, page 199, Register's Office for said County.

2. Matters shown on the plan of record in Book 6900, page 459, Register's Office for said County.

3. Deed of Conveyance to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7474, page 695, Register's Office for said County,

This is unimproved property known as 35 Annandale, Nashville, TN 37219.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we do covenant with the 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 otherwise herein set out; and further covenant and bind ourselves, our heirs and assigns, 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hand this 16th day of December, 1992.

Steven R. Bearden

Christine C. Bearden

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this the 16th day of December, 1992.

Betty R. Grimes
Notary Public

My Commission Expires: 9-21-96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHRISTINE C. BEARDEN**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of December, 1992.

Betty R. Grimes
Notary Public

My Commission Expires: 9-21-96

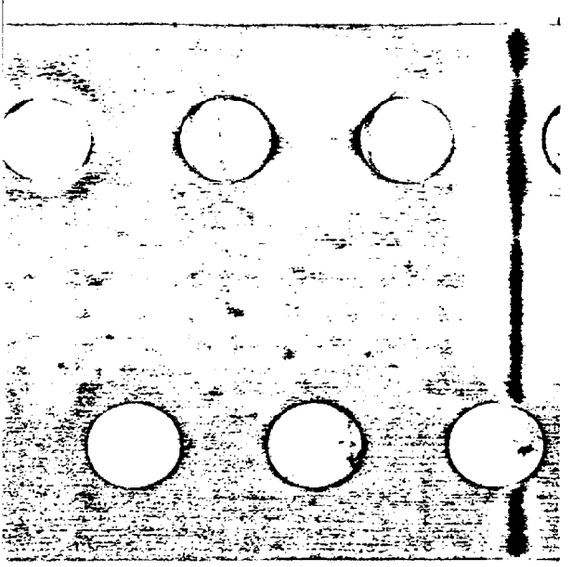
7.4 9 0 5.

IDENTIFICATION REFERENCE

DEC 17 4 22 PM '92

DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8817 PAGE 364

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	80000.00
CON TX	296.00
PRFEE	1.00
WDEED	8.00
TOTAL	305.00
CHECK	305.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12-17-92 01 16:20 0001 3040

7.49 05.

IDENTIFICATION REFERENCE

DEC 17 4 22 PM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 602216