FORM NO. WD-1

FILE BOX 9

BOOK 9056 PAGE 52

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Mildred B Staley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF August 19 93.

John V. Adams
Notary Public

MY COMMISSION EXPIRES: 5/28/95
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
**John V. Adams, Attorney**
**2120 Crestmoor Ave., Suite 2008, Nashville, TN 37215**

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| Morgan Jones (NAME) | New Owner (NAME) | Map 118 |
| 2705 Larmon Avenue (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Parcel 13 |
| Nashville, TN 37204 (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Henry P. Staley, Jr., and Mildred B. Staley, co-Trustees of the Henry P. Staley, Sr., Residuary Trust,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Morgan Jones and wife, Sarah S. Jones,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Lot No. 43 on the Plan of Berrywood Subdivision of record in Book 1835, page 24, Register's Office for Davidson County, Tennesse.

Said Lot 43 fronts 80 feet on the southwesterly side of Larmon Avenue and extends back 263.4 feet on the northwesterly line and 274.1 feet on the southeasterly line to a dead line in the rear, measuring 80.7 feet thereon.

Being the same property conveyed to Henry P. Staley, Sr., Residuary Trust, by deed from W. Baxter Masters and wife, Patricia Ann Masters of record in Book 7378, page 266, said Register's Office. The Henry P. Staley, Sr., Residuary Trust was created by the will of Henry P. Staley, deceased, which was administered in the Superior Court of the District of Columbia, Probate Division, Estate No. 1983-82, a certified copy of which will be recorded in said Register's Office, the said Henry P. Staley, Jr., and Mildred B. Staley having been appointed co-Trustees thereof therein, no other co-Trustee having been appointed; the authority for this conveyance being set forth in said will.

This conveyance is made subject to (a) property taxes for 1993 for which Grantees will be responsible, (b) restrictive covenants of record in Book 3219, page 13, said Register's Office, (c) the matters set forth on said plan of record, and (d) Easement of record in Book 7452, page 652, said Register's Office.

unimproved ( )
This is improved (XX) property, known as 2703 Larmon Avenue, Nashville, Tennessee 37204
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 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. 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 s this 20th day of August, 19 93

Henry P. Staley, Jr. and Mildred B. Staley
Both co-Trustees of the Henry P. Staley, Sr., Residuary Trust

$508.50

BK 9056

REC

OFF

STATE OF TENNESSEE
Davidson County

BOOK 9056 PAGE 53

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Henry S. Staley, Jr. and Mildred B. Staley

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 20th day of August 19 93.

Commission expires 5/28/95

John V. Adams | Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____ Notary Public

WARRANTY DEED

FROM

The Henry P. Staley, Sr.,

Residuary Trust

TO

Morgan Jones and

wife, Sarah S. Jones

PREPARED BY:

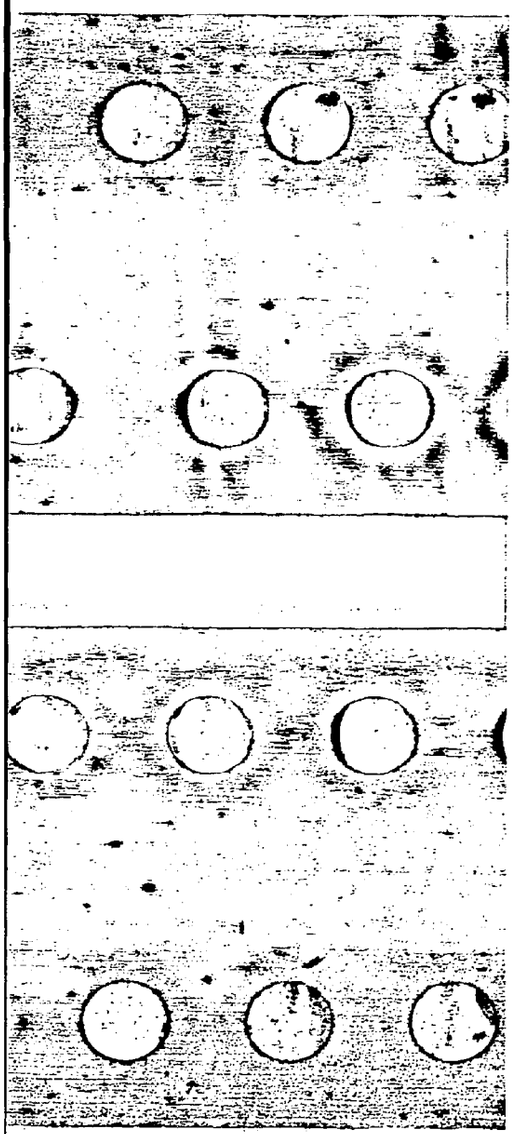
John V. Adams, Attorney
2120 Crestmoor Avenue
Suite 2008
Nashville, TN 37215

RECEIVED
DAVIDSON COUNTY, TN.
93 AUG 24 AM 10:56
REGISTER

55191

IDENTIF. & REFERENCE

OFF REC



**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 | 135000.00 |
| CON TX | 499.50 |
| PRFEE | 1.00 |
| MDEED | 8.00 |
| TOTAL | 508.50 |
| CHECK | 508.50 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 3216

55191
IDENTIF. ↑ REFERENCE

93 AUG 24 AM 10:56
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 689534