This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

BOOK 9076 PAGE 27

ADDRESS NEW OWNER:
Ann Claudette Jones
709 Powers Avenue
Nashville, Tennessee 37206

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
First California Mortgage Company
P. O. Box 7360
Reno, NV 89510-7360

MAP AND PARCEL:
MAP 83-7
PARCEL 110
15DA 48695

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Mark T. Farmer, Unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ann Claudette Jones, Unmarried , 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:

BEING Lot 9, Block "A", Tillman Subdivision, Part I, as recorded in Book 1130, page 29, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Mark T. Farmer, Unmarried , by deed from Joe Fitzgerald and wife, Dorothy Louise Fitzgerald of record in Book 7181, Page 686, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to 10 foot public utilities easement and 30 foot minimum building setback line of record in Book 1130, Page 29, said Register's Office.

This conveyance is subject to 20 foot sewer easement of record in Book 4260, Page 487, said Register's Office.

This is improved property known as 709 Powers Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ann Claudette Jones, Unmarried, their heirs and assigns, forever; and we, Mark T. Farmer, Unmarried 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 7th day of September, 1993.

Mark T. Farmer

Mark T. Farmer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Mark T. Farmer, Unmarried the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 7th day of September, 1993.

Charlotte A. Neal

NOTARY PUBLIC

My Commission Expires: 7/1/97

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 49,000.00.

Ann Claudette Jones

AFFIANT

Subscribed and sworn to before me this 7th day of September, 1993.

Charlotte A. Neal

NOTARY PUBLIC

My Commission Expires: 7/1/97

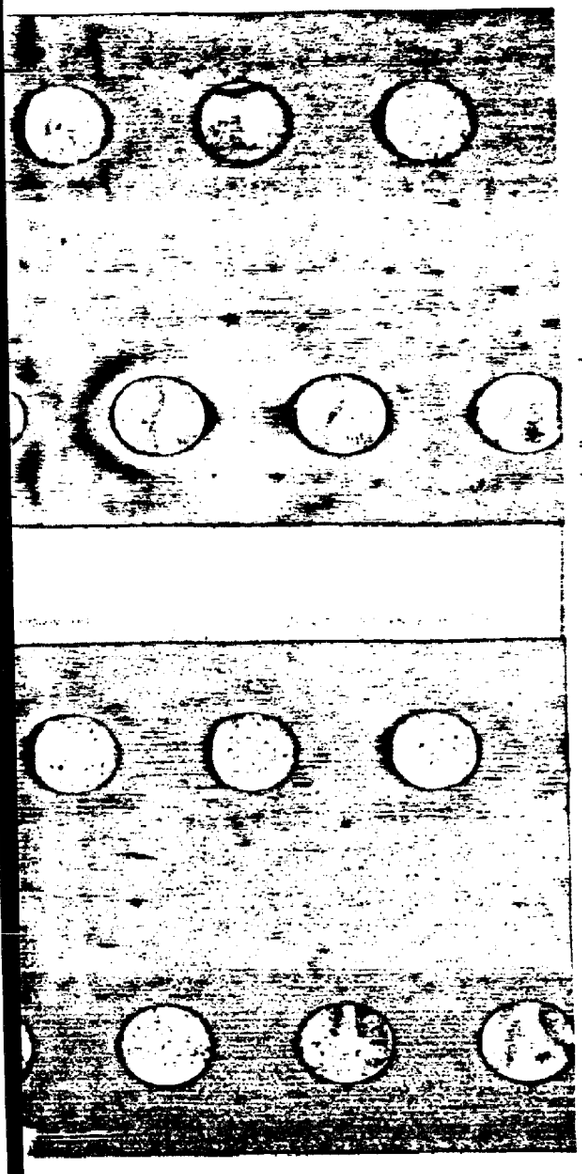
3723 09/10 0101 03CHECK 190.30

61401

IDENTIF. & REFERENCE

93 SEP 10 AM 8:36

REGISTER
DAVIDSON COUNTY, TN.



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 49000.00
CON TX 181.30
PRFEE 1.00
WDEED 8.00
TOTAL 190.30
CHECK 190.30

09/10/93 01 08:35 0001 3723

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

61401
IDENTIF. & REFERENCE

93 SEP 10 AM 8:36
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 696167