THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Judon H. Roper, et ux 1107-B Westchester Drive Nashville, TN 37207	Same as New Owner	Map 32-9 Parcel 49 Field Book 10D 51494

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, BARBARA J. JONES, a single woman, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto JUDON H. ROPER and wife, CAROLYN D. ROPER, hereinafter referred to as 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 No. 130 on the revised Plan of Quail Ridge, Section 1, of record in Plat Book 6900 at page 300, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Barbara J. Jones by Quitclaim Deed from Harding Construction Company of record in Book 8909, page 294, Register's Office for said County.
>
> The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.
>
> This is unimproved property on Indian Summer Drive, Nashville, Tennessee 37207.

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 I, the GRANTOR, do covenant with the said GRANTEES, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the taxable year 1994, which are a lien but not yet due and payable and which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Restrictive Covenants of record in Book 6969, page 70, said Register's Office.

3. All easements, conditions and other matters shown on the plan of record in Book 6900, page 300, said Register's Office.

4. Easement for sanitary sewers to the Metropolitan Government of Nashville and Davidson County of record in Book 7416, page 221, Book 7416, page 266, Book 8169, page 467, and Book 8169, page 509, said Register's Office.

And I, the GRANTOR, do further covenant and bind myself, my 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.

WITNESS our hands on this the 27th day of May, 1994.

"GRANTOR"

BARBARA J. JONES

"GRANTEES"

JUDON H. ROPER

CAROLYN D. ROPER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BARBARA J. JONES, JUDON H. ROPER and CAROLYN D. ROPER, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 27th day of May, 1994.

NOTARY PUBLIC

My Commission Expires: 12/6/97

PATSY C. DAVIDSON NOTARY PUBLIC DAVIDSON COUNTY, TN. AT LARGE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $12,500.00.

Affiant

Sworn to and subscribed before me on this the 25th day of May, 1994.

NOTARY PUBLIC

My Commission Expires: 12/6/97

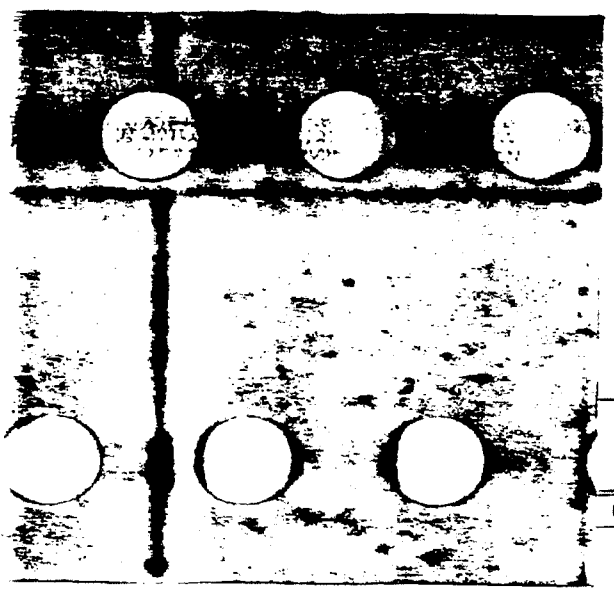
PATSY C. DAVIDSON NOTARY PUBLIC DAVIDSON COUNTY, TN. AT LARGE

94 JUN -2 PM 3:41

FILED IN THE OFFICE OF THE REGISTER OF DEEDS DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE 56894

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

RECEIVED OF _____

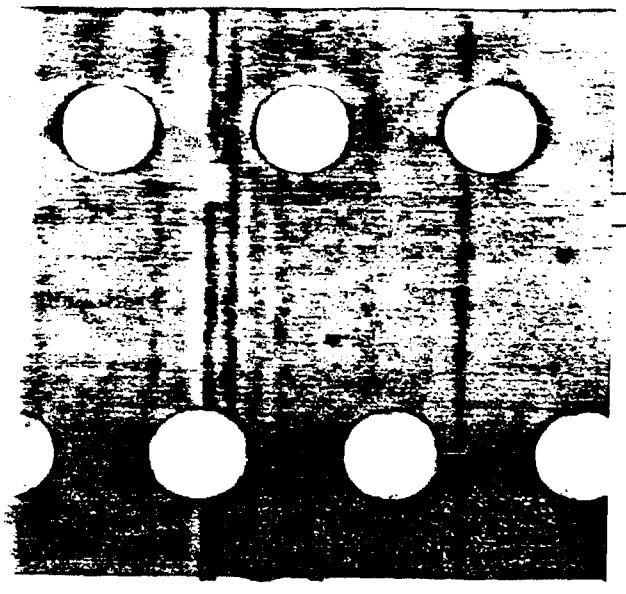
FOR _____

BOOK 9366 PAGE 218

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	12500.00
			CON TX	46.25
			PRFEE	1.00
			WDEED	8.00
			TOTAL	55.25
			CHECK	55.25

06/02/94 01 15:41 0001 1374



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

56894
IDENTIF. # REFERENCE

94 JUN -2 PM 3:41
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 798351