WARRANTY DEED BOOK 9398 PAGE 877 BOX 53

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,476.26

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JUNE 19 94

Notary Public

MY COMMISSION EXPIRES: 11/20/96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LEROY MOORE	BANCPLUS MORTGAGE	MAP 83-1
(NAME) 1109 Greenwood Ave	(NAME) P. O. BOX 47524	PARCEL 292
(ADDRESS) Nashville Tn 37206	(ADDRESS) SAN ANTONIO, TX 78265-6020	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, CLIFFORD D. JONES AND WIFE, KIM JONES,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LEROY MOORE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being part of Block "A" on the Plan of Blocks A, B & C, Young Wilhoite's Revised Plan of the Douglass Property, as of record in Book 421, page 20, Register's Office for said County.
BEGINNING on the northerly margin of Greenwood Avenue at the southeast corner of a 70 foot lot conveyed to J. C. Satterfield by deed of record in Book 482, page 506, said Register's Office; thence with the easterly margin of said 70 foot lot northerly 174 feet to the southerly margin of an alley shown on the Plan of the Eastland Baptist Church Subdivision, as of record in Book 421, page 155, said Register's Office, also shown on said Wilhoite's Plan of record in Book 322, page 108, said Register's Office; thence with said alley easterly 70 feet to Hamblins 6 foot lot; thence with said Hamblins west line, southerly 174 feet to the northerly margin of said Avenue; thence with said Avenue westerly 70 feet to the beginning.

Being the same property conveyed to Clifford D. Jones by Deed of record in Book 6942, page 112, Register's Office for Davidson County, Tennessee.

Kim Jones joins in this conveyance for the purpose of conveying any right, title and interest in and to said property which she may have, marital or otherwise.

Clifford D. Jones executes this instrument as Attorney In Fact for Kim Jones pursuant to Special Power of Attorney recorded simultaneously herewith.

unimproved ( )
This is improved (XX property, known as 1109 Greenwood Avenue, Nashville, TN 37206
(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 30TH day of June, 19 94

CLIFFORD D. JONES

KIM JONES

BY: CLIFFORD D. JONES, ATTORNEY IN FACT

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STATE OF ~~TENNESSEE~~ COLORADO:
COUNTY OF Jefferson :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CLIFFORD D. JONES

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Colorado, ~~Tennessee~~, this 30th day of June 19 94.

Commission expires 1-15-95

Notary Public

(AFFIX SEAL)

STATE OF TENNESSEE
COUNTY OF

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 oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute 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

The Grantee hereby acknowledge that there is a good and sufficient Deed of Trust on the described property wherein Troy & Nichols, NOW BANCPLUS MORTGAGE CORP. is the Mortgagee, said Deed of Trust dated August 5, 1986, and the Grantee hereby assumes and agrees to pay said Deed of Trust and to be bound by all of the provisions of the said documents as Mortgagors/Grantors are bound, and also hereby assumes the obligation of Mortgagors/Grantors under the terms of the instruments created the loan to indemnify the Veterans Administraiton to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

LEROY MOORE

STATE OF COLORADO :
COUNTY OF Jefferson :

Personally appeared before me, Clifford D. Jones, with whom I am personally acquainted, or proved to be on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for KIM JONES and is authorized by KIM JONES to execute this instrument on her behalf.

Witness my hand and official seal this 30th day of June, 1994.

My commission expires: 1-13-95

NOTARY PUBLIC

(AFFIX SEAL)

Page 2 of 2

68155

94 JUL -6 AM 9:35

REGISTER
DAVIDSON COUNTY, TN.

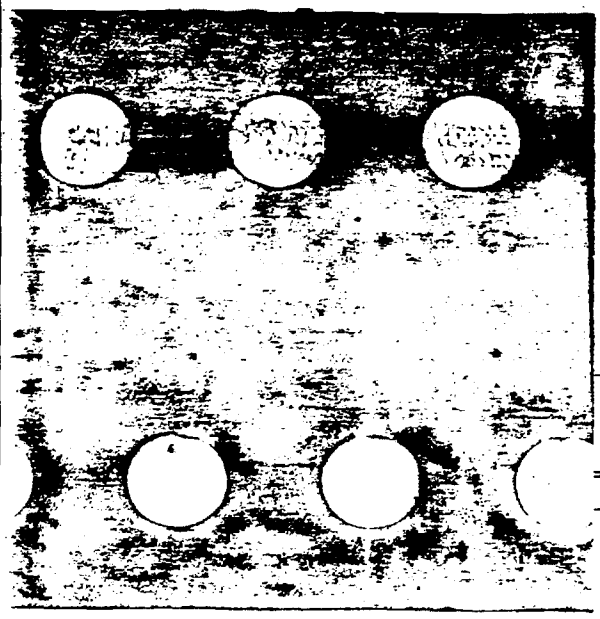
WARRANTY DEED

FROM

TO

RETURN TO:

3769 07/06 0101 03CHECK 203.16



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

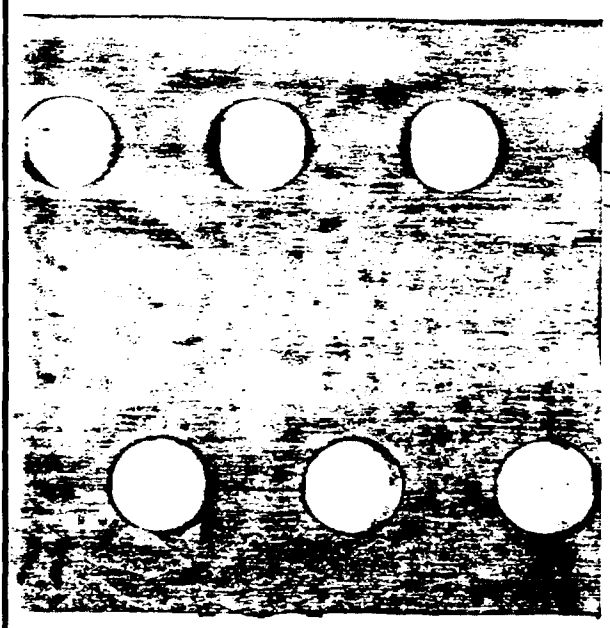
FOR _____

BOOK 9398 PAGE 879

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	52474.26
			CON TX	194.16
			PRFEE	1.00
			WDEED	8.00
			TOTAL	203.16
			CHECK	203.16

07/06/94 01 09:36 0001 3769



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

68155
IDENTIFICATION REFERENCE

94 JUL -6 AM 9:35
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 810414

[redacted]