PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) (Title No: 35475)
Dav. Co. File: Box 8

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires 9/16/95

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 365000.00

Terry L. Jones
Affiant

Sworn and subscribed before me this 29th day of August, 1994.

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Terry L. Jones Jennifer B. Jones 304 Sutherland Avenue Nashville, Tennessee 37205	Leader Federal Bank for Savings 158 Madison Avenue Memphis, Tennessee 38101-0275	116-10-112

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Nancy C. Cawood and spouse, James W. Cawood,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Terry L. Jones and spouse, Jennifer B. Jones,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

BEING the easterly 20 feet of Lot No. 21 and the westerly 90 feet front and 78 feet rear of Lot No. 22 on the Plan of Bransford Realty Company's Berkeley Hills Subdivision, as of record in Book 547, pages 57 and 58, Register's Office for said County.

SAID parts of Lots Nos. 21 and 22 front together 110 feet on the northerly side of Sutherland Avenue and runs back 238.6 feet more or less on the westerly line and 240 feet more or less on the easterly line to a dead line, measuring 98 feet thereon.

BEING the same property conveyed to Nancy C. Cawood by quitclaim deed from James W. Cawood of record in Book 8746, page 519, Register's Office for Davidson County, Tennessee.

James W. Cawood, spouse of Nancy C. Cawood, joins in this conveyance solely for the purpose of waiving any marital interest he might have in the subject property.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

The property herein conveyed is subject to restrictive covenants of record in Book 633 Page 450, Book 692, page 616, Book 723, page 229 and Book 3249, page 193 said Register's Office, and to the matters set forth in the referenced Plan of record.

This is improved property, known as: 304 Sutherland Avenue, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of August, 1994.

Nancy C. Cawood
Nancy C. Cawood

James W. Cawood

State of Tennessee
County of Davidson

On this 29th day of August, 1994, before me the undersigned authority, personally appeared **Nancy C. Cawood and spouse, James W. Cawood**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires 9/16/95

My Commission Expires:

Notary Public

86049

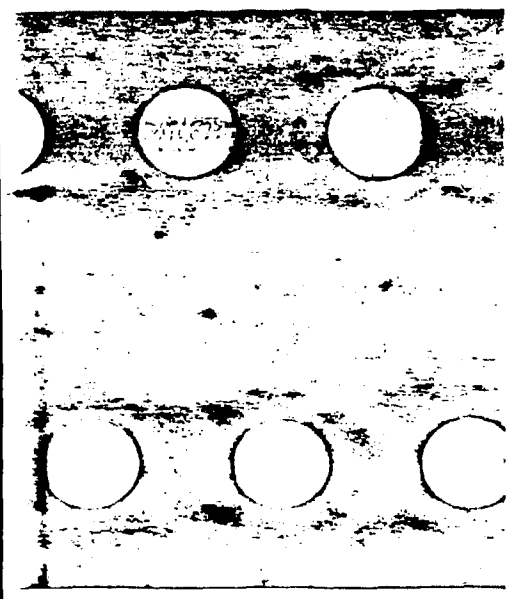
IDENTIF. ↑ REFERENCE

94 AUG 30 AM 10:07

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

BOOK 9449 PAGE 954

3215 08/30 0101 03CHECK 1359.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

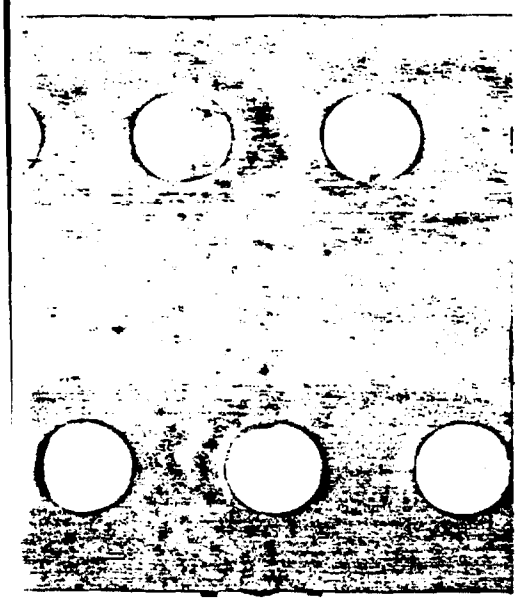
RECEIVED OF _____

FOR _____

BOOK 9449 PAGE 955

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 365000.00
CON TX 1350.50
PRFEE 1.00
[illegible] 8.00
TOTAL 1359.50
CHECK 1359.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/30/94 01 10:06 0001 3215

94 AUG 30 AM 10: 07
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

86049
IDENTIF. ↑ REFERENCE

No. 829606