BOOK 9457 PAGE 267

88242
IDENTIF. & REFERENCE

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

94 SEP -6 AM 11:08
5569 09/06 0111 CHECK 266.45
REGISTER
DAVIDSON CO. TN.

ADDRESS NEW OWNER:

DONALD R. JONES AND LA VERNA I. JONES
1200 PLYMOUTH AVENUE
NASHVILLE, TN 37216

MAP/PARCEL NUMBER:

MAP 61-12, PARCEL 131

SEND TAX BILLS TO:

MORTGAGE SERVICE AMERICA CO.
11320 RANDOM HILLS ROAD, SUITE 400
FAIRFAX, VIRGINIA 22030

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS FOR THIS TRANSFER IS $68,500.00.

AFFIANT

Subscribed and sworn to me, this the 29 day of AUGUST, 1994.

Notary Public
My commission expires: 5-11-96

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, I, PEGGY J. DUSZYNSKI, UNMARRIED, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said DONALD R. JONES AND LA VERNA I. JONES, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1200 PLYMOUTH AVENUE, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, THEIR successors, heirs and assigns forever, I covenant that I AM lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

I further covenant and bind MYSELF AND MY heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS MY HAND this 29th day of AUGUST, 1994.

Peggy J. Duszynski
PEGGY J. DUSZYNSKI

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PEGGY J. DUSZYNSKI, the within named BARGAINOR, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that SHE executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 29 day of AUGUST, 1994.

Denise C. Allis
notary public

My commission expires: 5-11-96

NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

EXHIBIT 'A'

BEING the westerly part of Lot NO. 49 on the Plan of Eastdale Place, as of record in Book 547, pages 29 and 30, Register's Office for Davidson County, Tennessee described as follows:

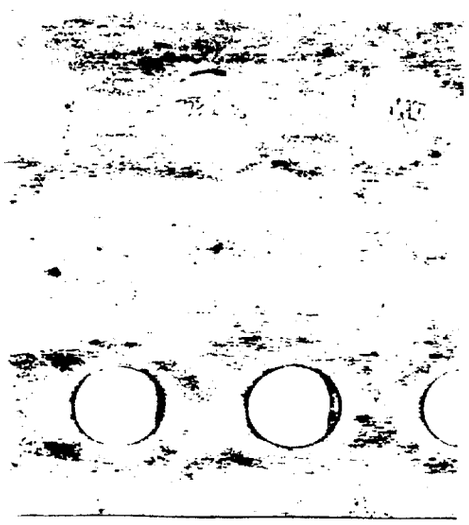
Beginning on the northerly margin of Riverwood Drive, at a point 144.5 feet west of the line between Lots Nos. 49 and 50; thence N 36 deg. 24' 20" E 22.32 feet to a point; thence N 26 deg. 05' E 94.77 feet to a point in the southerly margin of Plymouth Avenue; thence with the southerly margin of said Avenue, southwestwardly 179.5 feet to the beginning of a curve; thence with said curve in a southwestwardly and southeastwardly direction, 35 feet, more or less, to a point in the northerly margin of Riverwood Drive; thence with the northerly margin of Riverwood Drive eastwardly 140 feet to the point of beginning.

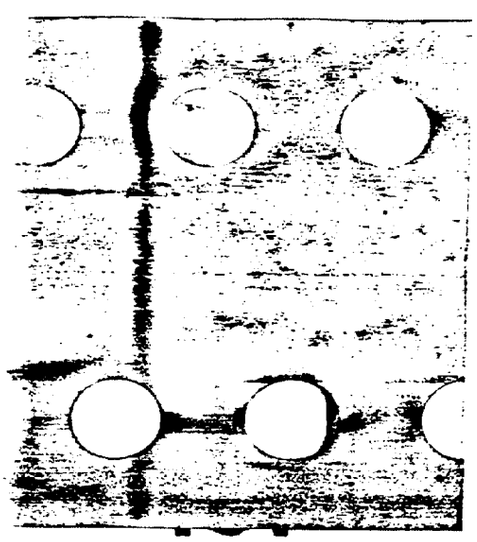
Being the same property conveyed to Peggy J. Duszynski, unmarried, by Warranty Deed from Jerry D. Adcock and wife, Robbie H. Adcock, of record in Book 5968, page 184, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. Real property taxes for 1994 and all future years.

2. All matters set forth on the Plan of record in Plat Boolk 547, pages 29 and 30, said Register's Office, including all setback lines, easements, etc., as shown thereon.





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

RECEIVED OF _____

FOR _____

BOOK 9457 PAGE 270

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	68500.00
			CON TX	253.45
			PRFEE	1.00
			WDEED	12.00
			TOTAL	266.45
			CHECK	266.45
09/06/94	01	11:06 0001	5569	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

88242
IDENTIF. # REFERENCE

94 SEP -6 AM 11:08

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 831929