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

ADDRESS NEW OWNER:

RONALD W. ABSTON AND WIFE,
MINNIE BIGGS ABSTON
8004 GREENBRIER ROAD
JOELTON, TN 37080

SEND TAX BILLS TO:

AMERICA'S WHOLESALE LENDER

MAP/PARCEL NUMBER:

MAP 043-01, PARCEL 042

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS FOR THIS TRANSFER IS $49,495.08.

Ronald W. Abston
AFFIANT
Subscribed and sworn to me, this the 26 day of AUGUST, 1994.

Teresa C. Ellis
Notary Public
My commission expires: 5-11-96

NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

94 SEP -8 AM 9:27
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
88909

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, WE, JAMES O. JONES AND WIFE, MARY W. JONES, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said RONALD W. ABSTON AND WIFE, MINNIE BIGGS ABSTON, 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 GRANTORS 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 1109 CIRCLE AVENUE, MADISON, TN 37115.

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, WE covenant that WE ARE 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.

WE further covenant and bind OURSELVES and OUR 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 OUR HANDS this 26 day of AUGUST, 1994.

James O. Jones
JAMES O. JONES

Mary W. Jones
MARY W. JONES

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES O. JONES AND WIFE, MARY W. JONES, the within named BARGAINORS, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 26 day of AUGUST, 1994.

Denise C. Ellis
notary public

My commission expires: 5-11-96

DENISE C. ELLIS
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

EXHIBIT 'A'

Being Lot No. 20 of Block "E" on the Map of East Lawn, of record in Plat Book 547, at pages 153 and 154, Register's OFfice for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

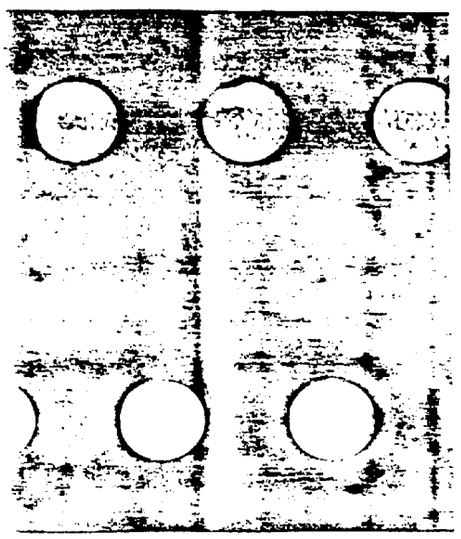
Being the same property conveyed to James O. Jones and wife, Mary W. Jones, by Trustee's Deed from Thomas M. Black, Trustee, of record in Book 8817, page 783, Register's Office for Davidson County, Tennessee.

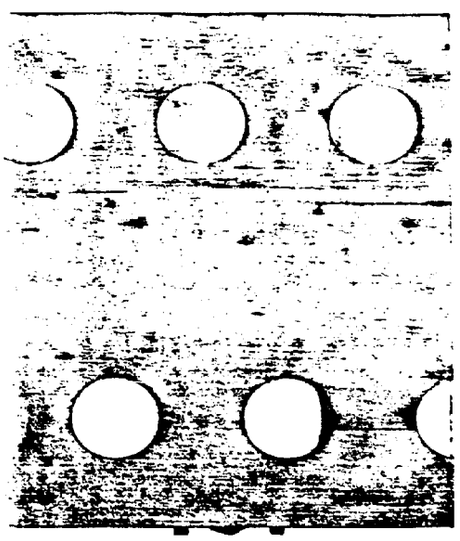
EXHIBIT 'B'

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

2. All matters set forth on the Plan of East Lawn, of record in Plat Book 547, pages 153 and 154, Said Register's Office.

6272 09/08 0101 03CHECK 196.13





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

RECEIVED OF _____

FOR _____

BOOK 9459 PAGE 223

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 49495.08
CON TX 183.13
PRFEE 1.00
WDEED 12.00
TOTAL 196.13
CHECK 196.13

09/08/94 01 09:26 0001 6272

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94 SEP -8 AM 9:27
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

88909
IDENTIF. # REFERENCE

No. 832630