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: 35762)
Dav. Co. File: Box 8

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 115000.00

Affiant

Sworn and subscribed before me this 27th day of September, 1994.

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Mark F. Stepp 1816 Sweetbriar Avenue Nashville, Tennessee 37212	SAME	104-16-262

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 **William F. Jones, Individually, and spouse, Carole S. Jones, and William F. Jones as Executor under the last will and testament of Thelma Evans Dickens Jones,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mark F. Stepp, a single person,** 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:**

LAND in Davidson County, Tennessee, being the westerly 35 feet of Lot No. 244 and the easterly 30 feet of Lot No. 245 on the plan of Belmont Land Company's Plan of Lots called Belmont Heights, of record in Book 421, page 34, Register's Office for said County.

SAID parts of Lot Nos. 244 and 245 front together 65 feet on the northerly margin of Sweetbriar Avenue and extends back between parallel lines 175 feet to an alley.

BEING the same property conveyed to Edgar F. Jones and wife, Thelma Jones by deed from Lester E. Meador and wife, Ethel Newton Meador of record in Book 2300, page 225, said Register's Office. Edgar F. Jones has since died leaving Thelma Jones as the surviving tenant by the entirety. Thelma Jones has subsequently died unmarried and testate devising subject property to William F. Jones by will of record in Will Book 193, Page 159, Probate Court Clerk's office for Davidson County, Tennessee, Docket No. 94P1441.

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

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

Carole S. Jones, spouse of William F. Jones, joins in this conveyance solely for the purpose of waiving any marital interst she might have in the subject property.

This is improved property, known as: 1816 Sweetbriar Avenue, Nashville, Tennessee 37212

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 27th day of September, 1994.

William F. Jones
William F. Jones, Individually, and as Executor of the Estate of Thelma Evans Dickens Jones

Carole S. Jones
Carole S. Jones

State of Tennessee
County of Davidson

On this 27th day of September, 1994, before me the undersigned authority, personally appeared **William F. Jones and Carole S. Jones**, 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.

My Commission Expires: _____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

Notary Public

OFF REC

961 : 2

IDENTIF. ⇑ REFERENCE

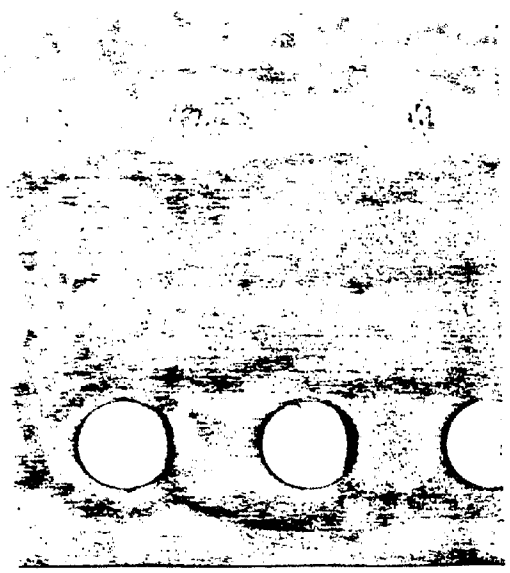
94 OCT -3 AM 11:05

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

FOUR 948 PG 714

4099 10/03 0101 03CHECK 434.50

RECO



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

RECEIVED OF _____

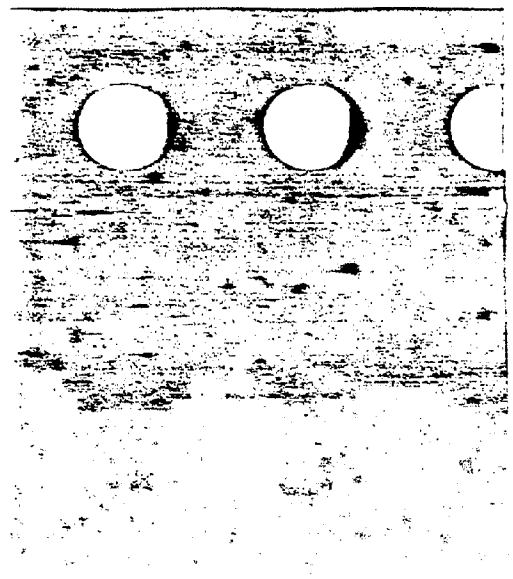
FOR _____

BOOK 9481 PG 715

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

OFF



CAMT 115000.00
CON TX 425.50
PRFEE 1.00
WDEED 8.00
TOTAL 434.50
CHECK 434.50

10/03/94 01 11:04 0001 4099

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96172
IDENTIF. & REFERENCE

94 OCT -3 AM 11:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 840348