mail

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
302 Public Square
Franklin, TN 37064

Map & Parcel 104-11-274

BOOK 9483 PG 56

Send Tax Statements To:
Kenneth A. Wallace
P.O. Box 140553
Nashville, Tn. 37214

Name/Address New Owner:
Same

Name of Mortgagee:
Franklin National Bank
230 Public Square
Franklin, Tn. 37064

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, LEONARD M. JONES, a single man, have bargained and sold and by these presents do transfer and convey unto KENNETH A. WALLACE, a single man, his heirs and assigns forever, the following described property, to wit:

A certain tract or parcel of land situate, lying and being in the County of Davidson, State of Tennessee, and more particularly bounded and described as follows:

Land in Davidson County, Tennessee, being Lot No. 118 on the map of the Bransford Realty Company's Subdivision of the Edgar Jones Home Place, as of record in Book 421, page 7, Register's Office for said County.

Said Lot No. 118 fronts 60 feet on the southerly side of Essex Avenue; and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to Roy L. Jones and wife, Anne Lee Jones by deed from Minnie Irwin Hooper and husband, Marion E. Hooper, of record in Book 946, page 246, Register's Office of Davidson County, Tennessee. Roy L. Jones died December 17, 1970, and said property vested in Anne Lee Jones as surviving tenant by the entirety. Anne Lee Jones is now deceased and subject property is vested in Leonard M. Jones pursuant to Last Will and Testament of record in Will Book 179, page 424, Probate Court for Davidson County, Tennessee.

4558 10/04 0101 03CHECK 279.10

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, his heirs and assigns forever.

AND I DO COVENANT with the said Grantee, his heirs and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 1994 Davidson County property taxes are a lien but are not yet due and payable.

2. All matters as shown on the Plan of Bransford Realty Company's Subdivision of the Edgar Jones Home Place, of record in Book 421, page 7, Register's Office of Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

94 OCT -4 AM 8:28
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

96582
IDENTIF. & REFERENCE

IN TESTIMONY WHEREOF, I have hereunto set my signature, this the 27th day of September, 1994.

LEONARD M. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LEONARD M. JONES, a single man, 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 seal, at office, on this 27th day of Sept., 1994.

My Commission Expires:
2/1/97

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

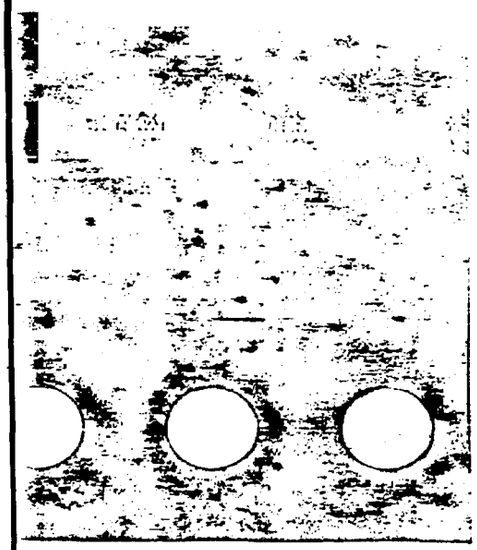
I certify that the actual consideration of value, whichever is greater, for this transfer is the sum of $73,000.00.

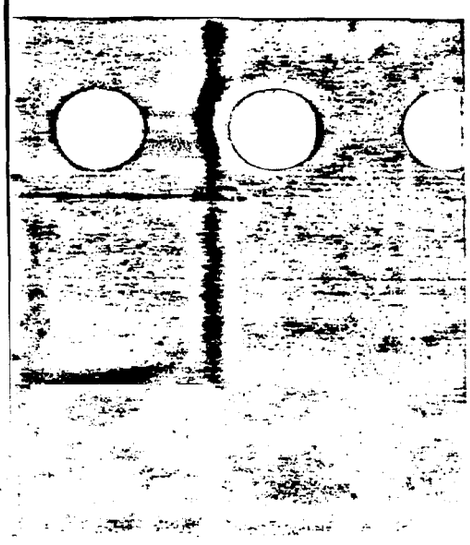
Affiant

Sworn to and subscribed before me on this the 27th day of Sept., 1994.

My Commission Expires:
2/1/97

Notary Public





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

RECEIVED OF _____

FOR _____

BOOK 9483 PG 58

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 73000.00
CON TX 270.10
PRFEE 1.00
WDEED 8.00
TOTAL 279.10
CHECK 279.10

10/04/94 01 08:27 0001 4558

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96582
IDENTIF. & REFERENCE

94 OCT -4 AM 8:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 840799