BOOK 9517 PG 778

08039

IDENTIF. & REFERENCE

PICK-UP

94 NOV 10 PM 3:31

REGISTER
DAVIDSON COUNTY, TN.

THIS INSTRUMENT PREPARED BY:

Jones & Shockley
1319 Fifth Avenue North
Nashville, TN 37208

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILL TO:	MAP & PARCEL No.
Kelly K. Jones 1435 Stewarts Ferry Pk. Nashville, TN 37076	New Owner	109-220 109-140

THIS DEED, made this the 4th day of November, 1994, between Joyce J. Jones, Grantor and Kelly K. Jones, Grantee.

WITNESSETH: FOR AND IN CONSIDERATION of the sum of Ten and 00/100 ($10.00) Dollars, to us in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, Joyce J. Jones, the Grantor herein, their successors, heirs and assigns, have this day bargained and sold, and do hereby transfer and convey to Kelly Jones, the Grantee herein, his successors, heirs and assigns with covenant of general warranty of title, the real property described in Exhibit A the same being situated and located in Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belongs, to the 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.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors) heirs and assigns, against the lawful claims of all persons.

This conveyance is made subject to all covenant conditions, restrictions and reservations contained in former deeds and other instruments of record applicable to said property insofar as same are presently binding thereon.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all gender.

Witness our hands this 4th day of November, 1994.

Joyce J. Jones

Joyce J. Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Susan Short Jones, a Notary Public in and for said County and State, Joyce J. Jones the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of November, 1994.

Notary Public

My Commission Expires: My Commission Expires SEPT. 27, 1997

STATE OF TENNESSEE
COUNTY OF _____

The actual consideration or value whichever is greater, for this transfer is Dollars ($ 150,000.00)

Affiant

Subscribed to and sworn before me this 4th day of November, 1994.

My Commission Expires:

Notary Public

EXHIBIT A

Being a proposed tract or parcel of land, being lot no. 1 and part of lot no. 2, on the plat of Stewart Hills, as of record in Book 5800, Page 121, R.O.D.C., and part of the tract marked "Mrs. Bailey P. Stewart" as of record in the aforestated Book and Page, said proposed tract or parcel being more particularly described as follows:

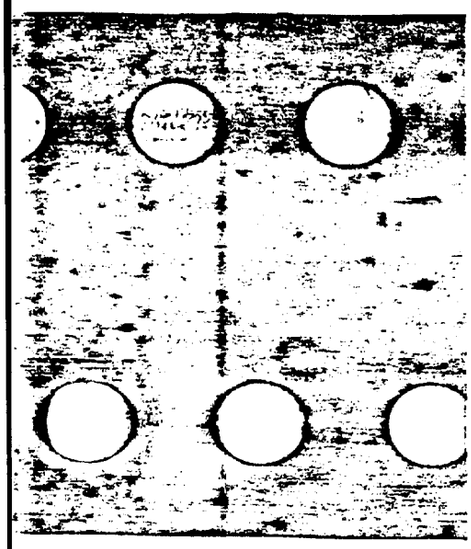
Beginning on the Northerly right of way of Stewart's Ferry Pike as being shown on the plat of Stewart Hills, as of record in Book 5800, Page 121, R.O.D.C., Tennessee and lying approximately 250 feet Southeasterly of the Southwesterly corner of the property now or formerly conveyed to "Mrs. Bailey P. Stewart" as shown on said plat; Thence leaving the Northerly right of way of said Pike and the Southwesterly corner of the herein described tract and running with the Westerly line of a 25 foot access and utility easement as shown the plat of Record N11 43' 57" E, 285.5 feet more or less; Thence N16 47' 50" E, 42 feet more or less; Thence leaving said easement and running N75 08' W, 244.8 feet more or less; Thence with the Westerly line of the herein described tract N9 22'20" E, 465.0 feet to the Northwesterly corner of the herein described tract and being the Northwesterly corner of Lot No. 1 on the abovementioned plat of record; Thence S78 59'E, 453.6 feet to the Northeasterly corner of the herein described tract; Thence with the Easterly line of the herein described tract S9 22'20" W, 495.7 feet; thence N75 08' W, 185.7 feet more or less to the Easterly line of the aforementioned easement; Thence with the Easterly line of said easement S16 47'50" W, 42 feet more or less; Thence S11 43'57" W, 288 feet more or less to the Northerly right of way of Stewart's Ferry Pike; Thence with said right of way N70 39' W, 25.2 feet, more or less to the point of beginning.

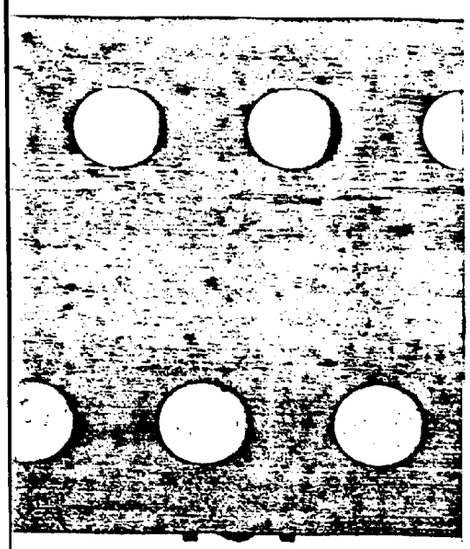
The Grantor, Joyce J. Jones, specifically reserves for herself, heirs, successors and assigns an easement through the above property, more specifically described as follows: Beginning in the centerline of the aforestated easement (being 25 feet in width) which is located on the Northerly right of way of Stewart's Ferry Pike approximately 250 feet Southeasterly from the Southwesterly corner of the property now or formerly conveyed to "Mrs. Bailey P. Stewart", as being shown on said Plat; Thence with the centerline of said easement N11 43'57"E, 288.24 feet; Thence N18 47'50"E, 182.67 feet; Thence N12 05'27"E, 130.54 feet; Thence S70 17'55'E, 100 feet as being shown on said plat of record; Thence commencing with the terminus of the aforestated easement along the original Southerly lot line of Lot No. 2 with a proposed 20 foot access easement being centered on said line and running to the Westerly line of the proposed Lot No. 2.

Being a portion of the same property conveyed to Joyce J. Jones by Limited Warranty Deed from the Resolution Trust Corporation as Receiver for Metropolitan Federal Savings and Loan Association, F.A. of record Book 9519, page 768, Register's Office for Davidson County, Tennessee.

KJONES PRO-DES.

3027 11/10 0101 03CHECK 568.00





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

RECEIVED OF _____

FOR _____

BOOK 9517 PG 781

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 150000.00
CON TX 555.00
PRFEE 1.00
WDEED 12.00
TOTAL 568.00
CHECK 568.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 01 0000 0001 3027

08039
IDENTIF. ↑ REFERENCE

94 NOV 10 PM 3:31

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 853123