WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March 19 95

I. DYKE TATUM
Notary Public

MY COMMISSION EXPIRES July 26, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ANNIE DARDEN (NAME)	FIRST TRUST MORTGAGE COMPANY (NAME)	80-7-86
1458 COUNTY HOSPITAL ROAD (ADDRESS)	6525 QUAIL HOLLOW RD., SUITE 300 (ADDRESS)	13DA-63275
NASHVILLE, TN 37218 (CITY) (STATE) (ZIP)	MEMPHIS, TN 38120 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, RICHARD E. JONES, A WIDOWER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANNIE DARDEN, A MARRIED WOMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 406, on the Plan of Section Nine, Bordeaux Hills, of record in Plat Book 4175, page 116, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Richard E. Jones and wife, Mildred Jones, by deed from Coleman Realty Co., A Tennessee Corporation, of record in Book 4492, page 518, Register's Office for Davidson County, Tennessee. **

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

SOURCE OF DESCRIPTION: Survey dated March 27, 1995, made by:
Ernest Medlin, License No. 283
THE EDGE GROUP
P. O. Box 3447
Brentwood, TN 37024

** The said Mildred Jones has since died and is survived by husband, Richard E. Jones.

[illegible] 214.35

unimproved ( )
This is improved (X) property, known as 1458 COUNTY HOSPITAL ROAD, NASHVILLE, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 31st day of March 19 95

Richard E. Jones
RICHARD E. JONES

BOOK 9635 PG 479

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RICHARD P. JONES, A WIDOWER

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 official seal at NASHVILLE _____, Tennessee, this 31st day of March 19 95

Commission expires July 26, 1997

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

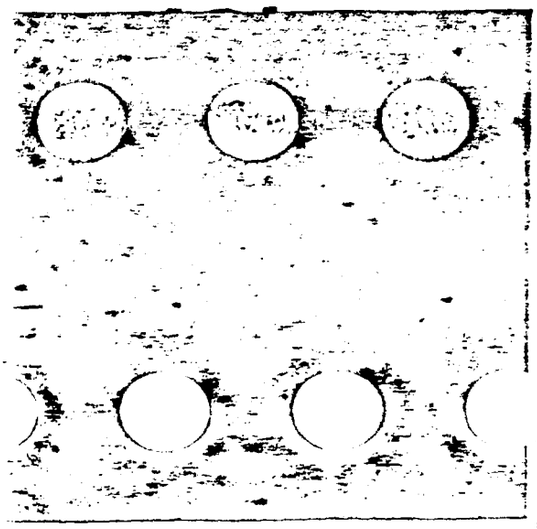
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

RECEIVED FOR REFERENCE
96 APR -3 PM 2:21



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

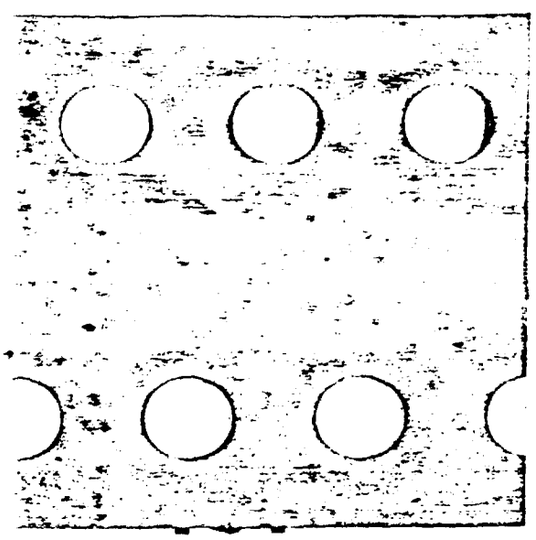
RECEIVED OF _____

FOR _____

BOOK 9635 PG 480

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	55500.00
CON TX	205.35
PRFEE	1.00
MTGED	8.00
TOTAL	214.35
PAID	214.35

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

[illegible] 02 15130 3001 7618

48038
IDENTIFICATION REFERENCE

SEP 3 PM 3:21

[illegible]

No. 896548