This Instrument Prepared By:

BOOK 9662 PG 180

Brenda Franks Hale
Hale and Hale Attorneys
312 First Tennessee Bank Building
Franklin, Tennessee 37064

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL
Thomas H. Jones and wife, JoAnn Jones 221 3rd Ave, South Franklin, TN 37064	SAME	Map 131-05-B Parcel 114

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $67,000.00.

AFFIANT

Sworn to and subscribed before me this 1 day of May, 1995.

NOTARY PUBLIC

My Commission Expires 11-21-96

95 MAY -3 AM 8:49
FELIA ... REGISTER
DAVIDSON COUNTY, TN.

57154
IDENTIF. & REFERENCE

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, WE, RONALD V. SERFASS and wife, DIANE S. SERFASS, and DONNA M. SERFASS, unmarried, hereinafter called the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto THOMAS H. JONES and wife, JOANN JONES, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Unit No. 114 as shown on the Plan of Four Seasons, a Condominium Development, together with an undivided percentage interest in the Common Elements appurtenant to said unit, as set forth in the Master Deed establishing Four Seasons, a Condominium, of record in Book 6841, page 349, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ronald V. Serfass and wife, Diane S. Serfass, and Donna M. Serfass, unmarried, by Warranty Deed from Four Seasons Associates, Inc., a Tennessee corporation, of record in Book 7000, page 65, Register's Office for Davidson County, Tennessee.

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns, forever;

AND GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a

good right to convey it and the same is unencumbered, except as follows:

1. Davidson County taxes for the year 1995 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map 131-05-B, Parcel 114.

2. All terms, conditions and obligations contained in the easement dated June 10, 1977, of record in Book 5158, page 230, Register's Office for Davidson County, Tennessee.

3. All terms, conditions and obligations contained in the Sale and Assignment of Option dated July 11, 1977, of record in Book 5388, page 503, said Register's Office.

4. All terms, conditions and obligations contained in the Warranty Deed dated May 30, 1974, of record in Book 4821, page 20, Register's Office for Davidson County, Tennessee.

5. Deed of Conveyance to Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, for the construction and maintenance of sanitary sewer lines as of record in Book 5271, page 430, said Register's Office.

6. All items as shown on the Plan of record in Book 5050, page 30, Register's Office for Davidson County, Tennessee.

7. An Ingress-Egress Easement as described in Book 5158, page 851, Register's Office for Davidson County, Tennessee, as follows: A permanent ingress-egress easement extending 12.5 feet left and 62.5 feet right of a line beginning at a point in the west margin of Hillsboro Road North 23 deg. 56' East 150.00 feet from the southeast corner of the property described above; thence with said line and converging to 12.5 feet either side of said line, North 66 deg. 04' West 125.00 feet to a point, the beginning of an easement extending 12.5 feet either side of said line, North 66 deg. 04' West 125.00 feet to a point, the beginning of an easement extending 12.5 feet either side of the described line; thence North 22 deg. 20' West 108.0 feet to a point; thence North 15 deg. 00' East 96.0 feet to a point; thence North 18 deg. 30' West 172.5 feet to a point; thence North 20 deg. 00' East 50.00 feet to a point; thence North 16 deg. 0' West 75.00 feet to a point; thence North 43 deg. 00' West approximately 53 feet, more or less, to a point in Clark Gower's South boundary line, said point being the centerline of an existing private drive.

8. A Public Utility Easement "A" as described in Book 5158, page 851, Register's Office for Davidson County, Tennessee, as follows: A permanent 20-foot and 10-foot easement described as follows: Extending 10 feet either side of a line beginning in the common corner of the tract described above and Lots 34 and 36 of Russwood Heights Subdivision, and running North 62 deg. 30' East 85 feet to a point; thence extending 5 feet either side of a line, North 44 deg. 00' East 95 feet, more or less, to an existing iron pin in Clark Gower's West boundary line.

9. A Public Utility Easement "B" as described in Book 5158, page 851, Register's Office for Davidson County, Tennessee, as follows: A permanent 10-foot easement extending 5 feet either side of a line running from a point located South 15 deg. 26' East 8 feet from an iron pin in the East boundary line of the above-described tract along an existing water line southwesterly 290 feet, more or less, to Clark Gower's East boundary line.

10. Limitations and conditions imposed by the "Horizontal Property Act" as set out in Sections 64-2701, et seq. of Tennessee Code Annotated.

11. The terms, provisions, covenants, conditions and rights established by and contained in the Master Deed and By-Laws for Four Seasons, a Condominium, of record in Book 6841, page 349, Register's Office for Davidson County, Tennessee, as amended by Amendment to Master Deed of record in Book 6847, page 122, said Register's Office.

12. Conditions and matters set forth in an engineer's letter and report from Robert S. Biscan & Co., to Four Seasons Associates, Inc. of record in Book 6847, page 125, said Register's Office.

13. Easement Agreement of record in Book 6869, page 157, Register's Office for Davidson County, Tennessee.

14. Consent of Four Seasons Homeowners' Association to Easement Agreement of record in Book 6869, page 162, and re-recorded in Book 6870, page 966, Register's Office for Davidson County, Tennessee.

AND GRANTORS DO FURTHER covenant and bind themselves, their 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.

This improved property is known as 114 Summit Ridge Drive, Nashville, Tennessee 37215.

WITNESS our hands this 1 day of May, 1995, in Franklin, Tennessee.

Ronald V Serfass

RONALD V. SERFASS

Diane S Serfass

DIANE S. SERFASS

Donna M Serfass by Diane S. Serfass, her attorney-in-fact.

DONNA M. SERFASS by Diane S. Serfass, her attorney-in-fact

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 Ronald V. Serfass and wife, Diane S. Serfass, the bargainors, with whom I am personally acquainted, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 1 day of May, 1995.

Notary Public

My commission expires: 9-21-96

STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires
September 21, 1996

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 1 day of May, 1995, before me personally appeared Diane S. Serfass, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Donna M. Serfass, and who acknowledged that she executed the same as the free act and deed of said Donna M. Serfass by virtue of the Power of Attorney, duly executed by the said Donna M. Serfass and appearing of record in Book 9662 page 178, of the Register's Office for Davidson County, Tennessee.

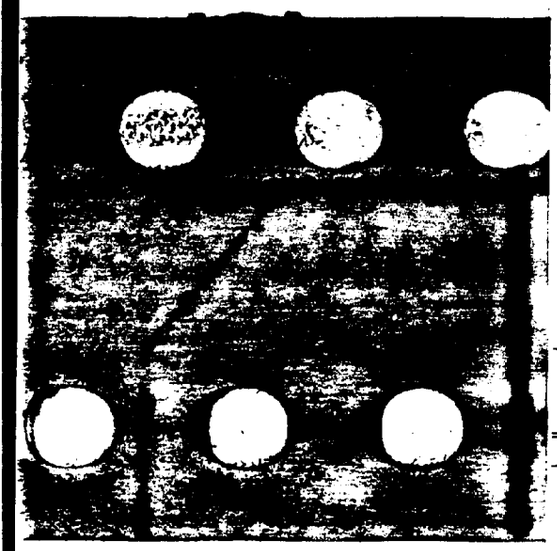
Witness my hand this 1 day of May, 1995 in Franklin, Tennessee.

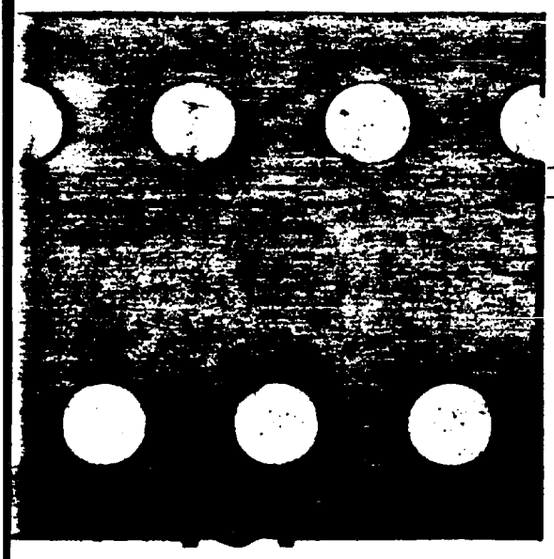
Notary Public

My Commission Expires: 9-21-9

NOTARY PUBLIC OF TENNESSEE
My Commission Expires September 21, 1998

95 05 03 0101 03CHECK 264.90





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9662 PG 184

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 67000.00
CON TX 247.90
PRFEE 1.00
WDEED 16.00
TOTAL 264.90
CHECK 264.90

05/03/95 01 08:53 0001 6995

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57154
IDENTIF. ↑ REFERENCE

95 MAY -3 AM 8:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 906414