This Instrument Prepared by: T. Edward Lawwell, upon information furnished by the parties without the benefit of a title examination. Prepared by Lawell, Dale & Graham, 610 North Garden Street, Columbia, TN 38402.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between IRENE C. BYRD, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and MICHAEL H. JONES and wife, KIMBERLY M. JONES, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

WITNESSETH:

For the consideration of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys to SECOND PARTY the following described property:

> Land in Davidson County, Tennessee, being Lot No. 988 on the Plan of Hermitage Hills, Section 10, as of record in Book 3600, Page 50, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 988 fronts 90 feet on the southwesterly margin of Jacksonian Drive and runs back between lines measuring 172.18 feet on the northwesterly side and 170.38 feet on the southeasterly side to a dead line in the rear on which it measures 90 feet.
>
> Being the same property conveyed to FIRST PARTY by deed recorded in Book 4646, Page 753 of said Register's Office.
>
> The above description is the same as that contained in the prior deed.
>
> This property is shown on the tax records of Davidson County, Tennessee, as 4D 66450, Map 74 8, Parcel 234.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY, together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS that it is lawfully seized and possessed of said real estate, and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered, except for current years property taxes.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to the above described property unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 17th day of

July, 1995.

Irene C. Byrd
IRENE C. BYRD

BY: Doris B. Jackson
Doris B. Jackson, Attorney-in-Fact, by Power of Attorney recorded in Book 6610, Page 557, Register's Office, Davidson County, TN

STATE OF TENNESSEE

COUNTY OF MAURY

On this 18th day of July, 1995, before me personally appeared Doris B. Jackson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Irene C. Byrd, and acknowledged that she executed the same as the free act and deed of said Irene C. Byrd.

WITNESS my hand and seal at office in Columbia, Tennessee, this 18th day of July, 1995.

Judy D. Rose
Notary Public

JUDY S. ROSE NOTARY PUBLIC MAURY COUNTY, TENN.

My Commission Expires:

4-21-96

STATE OF TENNESSEE - ~~MAURY~~ DAVIDSON COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $72,500.00.

Michael Jones
Affiant

Sworn to and subscribed before me,

this 27th day of July, 1995.

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 7/26/97

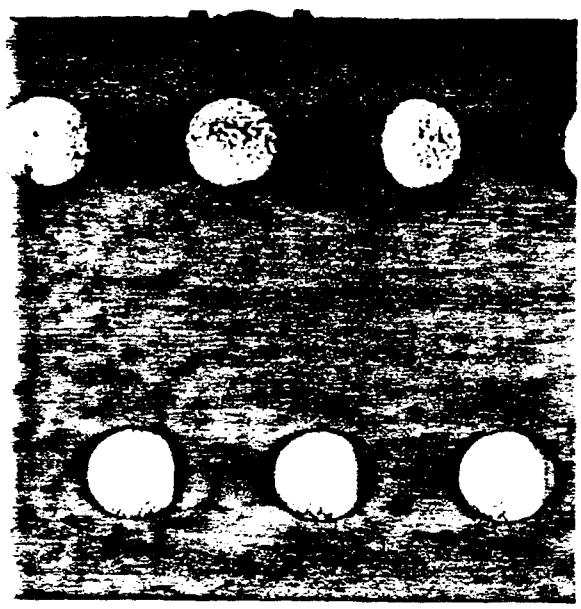
7/24/97

95 AUG -1 AM 9:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0084492

7034 08/01 0101 03 CHECK 277.2

PERSON OR AGENCY RESPONSIBLE FOR TAXES:	NAME AND ADDRESS OF PROPERTY OWNERS:
SunTrust Mortgage, Inc.	Michael H. Jones and wife, Kimberly M. Jones
P.O. Box 100100	154 Jacksonian Drive
Atlanta, GA 30348	Hermitage, TN 37076



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

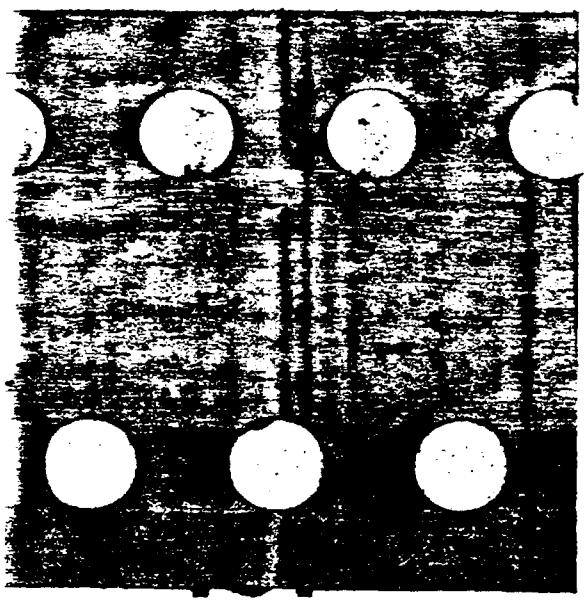
RECEIVED OF _____

FOR _____

BOOK 9746PG606

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 72500.00
CON TX 268.25
PRFEE 1.00
WDEED 8.00
TOTAL 277.25
CHECK 277.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/01/95 01 09:31 0001 7034

0084492
IDENTIF. # REFERENCE

95 AUG -1 AM 9:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 936073