This instrument prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37115-3514

BOOK 9915 PG 754

WARRANTY DEED

Address new owner as:	Send tax bills to:	Map-Parcel
Kenneth Nelson Jones	Same	Map 52
805 Nix Pass		Par 16-4
Madison, Tennessee 37115		

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Judy Rae Menees and husband, Jimmy Menees, (the "Grantors") have this day bargained and sold, and do hereby transfer and convey to Kenneth Nelson Jones and wife, Lynn G. Jones, (the "Grantees"), their heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

> Being Lot No. 55 on the Map of Marlin Meadows Subdivision, Section I, as of record in Book 1835, Page 108, Register's Office for Said County, Tennessee.
>
> Said Lot No. 55 fronts 136 feet on the easterly side of Nix Pass and extends back 134.3 feet on the northeasterly line and 147.16 feet on the southwesterly line to a line in the rear, which is broken, on which it measures 139.4 feet.
>
> Being the same property conveyed to Judy Rae Williams by deed from James D. Robinson and wife, Mary B. Robinson, of record in Book 4859, page 506, Register's Office for Said County.
>
> It is warranted that Judy Rae Williams and Judy Rae Menees are one and the same person.

This is improved property known as 805 Nix Pass, Madison, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And we, the Grantors, do covenant with said Grantees that we are lawfully seized and possessed of said land in fee simple; that we have a good right to convey it, and that the same is unencumbered, except as above stated and real property taxes for the year 1996, which have been prorated and assumed by the Grantees.

And we, the Grantors, 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.

0140238
IDENTIF. & REFERENCE

96 JUN 12 AM 9:41
DAVIDSON COUNTY, TN.

PICK-UP

7111 01 12 0101 03CHECK 205.10

WITNESS our hands this 11TH day of January, 1996.

BOOK 9915 PG 755

Judy Rae Menees
JUDY RAE MENEES

Jimmy Menees
JIMMY MENEES

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Judy Rae Menees and husband, Jimmy Menees, 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, at office, this 11TH day of January, 1996.

NOTARY PUBLIC

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 27, 1999

My commission expires:
_____

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 53,000.00 .

Kenneth M. Jones
AFFIANT

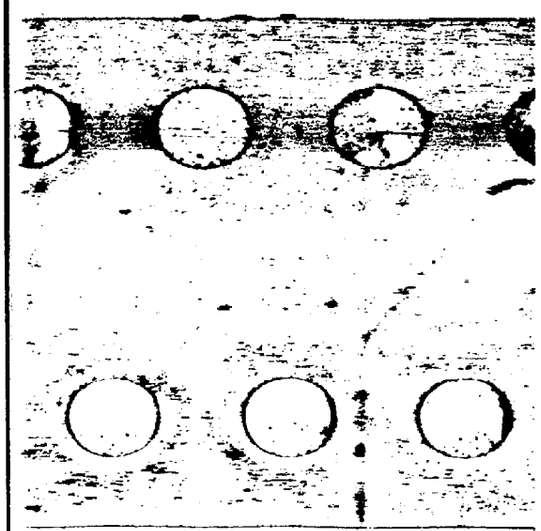
Subscribed and sworn to before me, this 11TH day of January, 1996.

NOTARY PUBLIC

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 27, 1999

My commission expires:
_____



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9915 PG 756

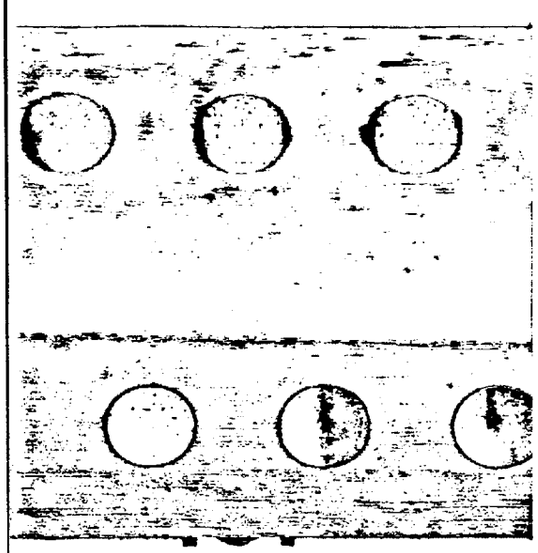
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 53000.00
CON TX 196.10
PRFEE 1.00
WDEED 3.00
TOTAL 205.10
CHECK 205.10

01/12/96 01 09:41 0001 7111

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0140238
IDENTIFICATION REFERENCE

96 JAN 12 AM 9:41
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 995430