60

This Instrument Prepared By:

Bottorff, Kavin & Cook
5110 Maryland Way, Suite 200
Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER:
H & C Builders
1161 Hunter's Lane
Nashville, TN 37207

SEND TAX BILL:
To Owner

MORTGAGEE:
None

BOOK 9992 PG 306

MAP AND PARCEL:
MAP 106-4
GROUP
PARCEL 16

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Orvil J. Jones, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto H & C Builders, hereinafter called the Grantee, its 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. 2 on the Plan of Final Resubdivision of part of Lot No. 8, William G. M. Campbell Land, of record in Book 6200, page 944, said Register's Office.

Being the same property conveyed to Orvil J. Jones and Carolyn O. Jones by deed from William Francis Baltz of record in Book 4944, page 945, Register's Office for Davidson County, Tennessee; the said Carolyn O. Jones is now deceased.

This is unimproved property known as 406 Marwood Ct., Nashville, TN 37210.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1996 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said H & C Builders, its successors and assigns, forever; and I, Orvil J. Jones do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

0164368
IDENTIF. ↑ REFERENCE

96 MAR 27 AM 10:22
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

Witness our hands this the 25th day of March, 1996.

Orvil J. Jones

Carolyn O. Jones

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Orvil J. Jones and Carolyn O. Jones the 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 Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 25th day of March, 1996.

NOTARY PUBLIC

My Commission Expires: 3/2/98

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 16,000.00.

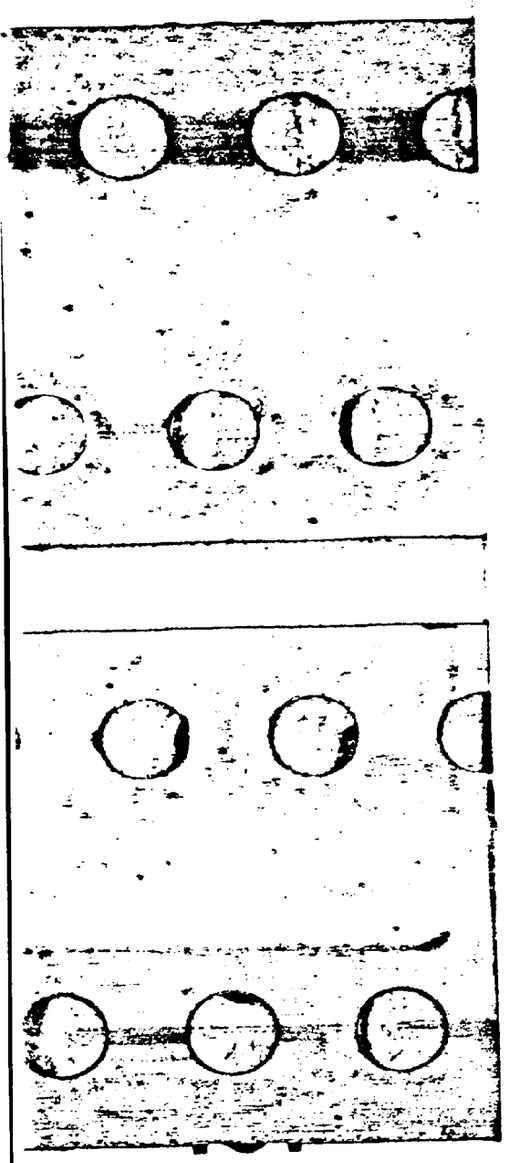
AFFIANT

Subscribed and sworn to before me this 25th day of March, 1996.

NOTARY PUBLIC

My Commission Expires: 9-28-97

3010 03/27 0101 03CHECK 68.20



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9992 PG 308

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	16000.00
CON TX	59.20
PRFEE	1.00
WDEED	8.00
TOTAL	68.20
CHECK	68.20

03/27/96 01 10:23 0001 3010

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0164368
IDENTIF. ↑ REFERENCE

96 MAR 27 AM 10: 22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1021037