9995:725

THIS INSTRUMENT PREPARED BY
BERRY & OGLESBY, ATTORNEYS AT LAW, 125 THIRD AVE., NORTH, FRANKLIN, TN

ADDRESS OF OWNERS:	ADDRESS OF PROPERTY:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Thomas H Jones Jo Ann Jones Pleasant View TN 37146-2435	8609 Twinmont Ct. Nashville, TN	OWNERS	Map 131-9 Par 30

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I, **PATTY STEPHENS RATLIFF** (Grantor), have bargained and sold and by these presents do hereby transfer and convey unto **THOMAS H. JONES AND WIFE, JO ANN JONES,** (Grantees), their heirs and assigns, the following described tract or parcel of land situated in Davidson County, Tennessee, described as follows, to-wit:

> Being Lot No 8 on the Plan of Seven Hills, Section III, as of record in Book 2663, page 89, Register's Office for Davidson County, Tennessee.
>
> BEGINNING at the southwest terminus of Twinmont Court at the corner of Lots 7 and 8, thence with the line between said lots southwesterly 464.1 feet to a point; thence S 83 deg. 06 min. East 760.1 feet to a corner of Lot 9, thence with the line between Lots 8 and 9, northwesterly 406.5 feet to the southeast terminus of Twinmont Court, thence with the south terminus of the same, westerly 40 feet to the point of beginning.
>
> Being the same property conveyed to Patty Stephens Ratliff by deed from Sheila Hall Richardson, unmarried, of record in Book 5510, page 264, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD 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 Grantor covenants with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered except by real estate taxes for the year 1996 which will be prorated as of the date of this deed and paid by Grantees when due, matters appearing on the Plan of record in Book 2663, page 89, Register's Office of Davidson County, Tennessee, including a 10 foot easement for public utility purposes along the rear line and a 3x20 foot utility anchor easement located on the northerly line of said lot; restrictive covenants of record in Book 2881, page 552, said Register's Office; applicable building and zoning regulations; such state of facts as an accurate survey would disclose; and all existing highway, roadway and utility easements.

And Grantor does further covenant and bind herself, her heirs and representatives, to warrant

and defend the title to said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. 9998 PG 726

For value received, the receipt and sufficiency of which is hereby acknowledged, JOSEPH P. RATLIFF, husband of Patty Stephens Ratliff, joins in the execution of this instrument for the purposes of conveying unto Grantees, their heirs and assigns, any and all right, title and interest he may have in and to the above described property arising out of his martial status or otherwise.

WITNESS our hands this the 1st day of March, 1996.

PATTY STEPHENS RATLIFF

JOSEPH P. RATLIFF

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, JAMES T. OGLESBY, the undersigned, a Notary Public in and for said State and County, **PATTY STEPHENS RATLIFF AND HUSBAND, JOSEPH P. RATLIFF,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 1st day of March, 1996.

NOTARY PUBLIC

My commission expires:
11-28-99

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $146,000.

Sworn to and subscribed before me this the 29 day of March, 1996.

NOTARY PUBLIC

My commission expires:
11-28-99

0116187
IDENTIFICATION REFERENCE

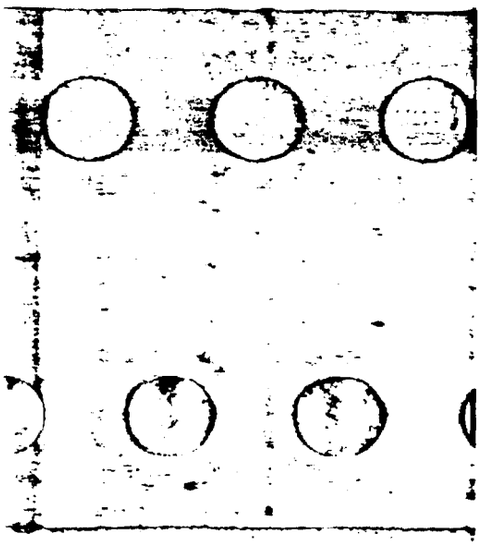
96 MAR -2 AM 8:01
FELIX Z. DAVIS
REGISTER

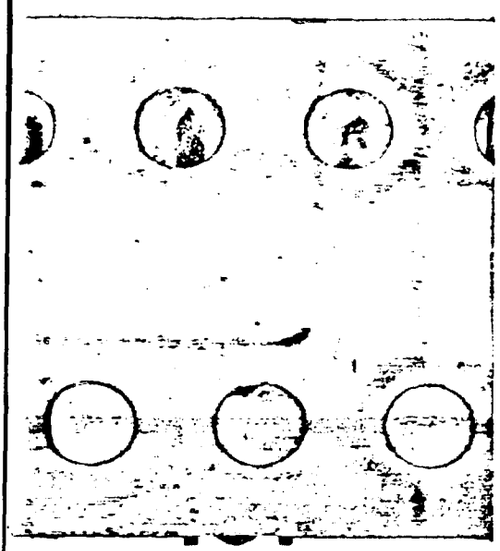
527.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE





RECEIVED OF _____

FOR _____

BK 9998 PG 727

CO CONVEYANCE	CC CERTIFIED COPY	MISC MISCELLANEOUS
MG 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
				CANT
				140000.00
			CON TX	518.00
			PRFEE	1.00
			MTGEE	8.00
			[illegible]	527.00
			D-FEE	527.00
		04/02/96	01	08:06 0001 4943

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0166187
IDENTIF. # REFERENCE

96 APR -2 AM 8: [illegible]
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

No. 1022944