FILE BOX 47

WARRANTY DEED

BK/PG 10000/621

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 73,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF March, 96
Notary Public
MY COMMISSION EXPIRES: May 24, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marilyn Taylor (NAME)	SunTrust Bank, Nashville, N.A. (NAME)	MAP 52-13-B
2330 Benay Drive (ADDRESS)	P.O. Box 305110 (ADDRESS)	PARCEL 55CO
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Nashville, TN 37230-5110 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, William D. Jones, Jr. and wife, Leslie Ann Jones

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marilyn Taylor, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Unit No. 93, Units 85-95, 107 & 108, Condominium Site Plan, Phase II-C, Section I, on the Plan of River Glen, planned Unit Development, plan of record in Plat Book 7900, Page 233 and 234, amending Plat Book 6900, Page 650 and 651, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Leslie Ann Jones, and husband, William D. Jones, Jr. by deed from Fox Ridge Homes, Inc., of record in Book 8836, Page 204, Register's Office for said County. Also see Quitclaim Deed of record in Book 8941, Page 355, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 7566, Page 571 and Book 8258, Page 687, Register's Office for said County.

96 APR -2 PM 2:48
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0166684

IDENTIFICATION REFERENCE

unimproved ( )
This is improved (X) property, known as 2330 Benay Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the 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 we do covenant with the said GRANTEES that we are 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 we do 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 27th day of March, 19 96

William D. Jones, Jr.

Leslie Ann Jones

Leslie Ann Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William D. Jones, Jr. and wife, Leslie Ann Jones

the bargainor S 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 and official seal at Nashville, Tennessee, this 27th day of March 19 96

Commission expires May 24, 1997

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

54667 04/02 0101 03CHECK 279.10



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10000 PG 623

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 73000.00
CON TX 270.10
PRFEE 1.00
MDEED 8.00
TOTAL 279.10
CHECK 279.10

04/02/96 01 14:51 0001 5467

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0166684
IDENTIF. ↑ REFERENCE

96 APR -2 PM 2:48
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1023467