BOOK 10142 PG 919

BCK1

WARRANTY DEED

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN.

LORI HOLLOWAY
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE
MY COMMISSION EXPIRES 10-9-99

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 134,500.00

Ellis G Rowe III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July 19 96

Lori Holloway
Notary Public

MY COMMISSION EXPIRES: October 9, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Rd. #200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ellis G. Rowe III	Countrywide Home Loans, Inc.	150-6
(NAME)	(NAME)	
2912 Wilford Pack Drive	155 North Lake Avenue	158
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Pasadena, CA 91109	2DX04547
(CITY) (STATE) (ZIP)	(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, Lawrence E. Jones and wife, Sharon L. Jones

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ellis G. Rowe III and wife, Cynthia Gaye Rowe

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:

Land in Davidson County, Tennessee, being Lot No. 5 on the Revised Plan of West Lake Subdivision of record in Plat Book 6250, Page 785, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Lawrence E. Jones and wife, Sharon L. Jones by deed of record in Book 7386, Page 166, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Sharon L. Jones by Lawrence E. Jones as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 10142, Page 918, in the Register's Office for Davidson County, Tennessee.

96 AUG -2 AM 10:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

02102111
IDENTIF. & REFERENCE

unimproved ( )
This is improved (XX) property, known as 2912 Wilford Pack Drive, Antioch, TN 37013
(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 hands this 31st day of July 1996

Lawrence E. Jones
Lawrence E. Jones

Sharon L. Jones Sharon L Jones
BY: Lawrence E. Jones ATTY IN FACT
Lawrence E. Jones Attorney-in-fact

DCTN01WC

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 Lawrence E. Jones

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at Antioch, Tennessee, this 31st day of July, 19 96.

Commission expires October 9, 1999

Notary Public

LORI HOLLOWAY
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE
MY COMMISSION EXPIRES 10-9-99

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

STATE OF Tennessee
COUNTY OF Davidson

On this July 31, 1996 before me personally appeared Lawrence E. Jones, the person who executed the foregoing instrument on behalf of Sharon L. Jones, and acknowledged that he executed the same as the free act and deed of the said Sharon L. Jones, through Power of Attorney granted him by the said Sharon L. Jones.

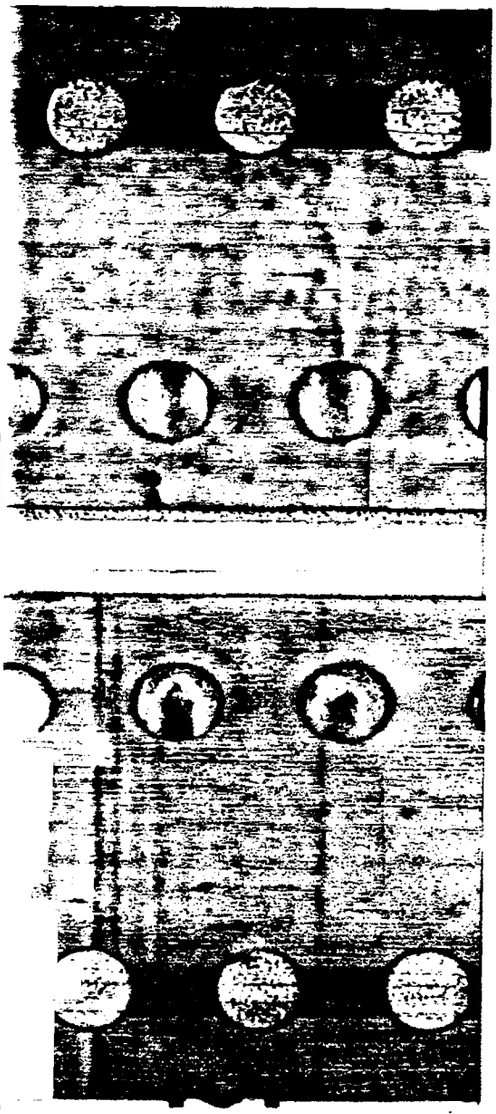
Commission Expires:

Notary Public

LORI HOLLOWAY
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE
MY COMMISSION EXPIRES 10-9-99

2376 08/02 0101 03CHECK

506-65



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

RECEIVED OF _____

FOR _____

BOOK 10142 PG 921

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	
				134500.00
			CON TX	497.65
			PRFEE	1.00
			WDEED	8.00
			TOTAL	506.65
			CHECK	506.65
08/02/96	01		10:07 0001	2376

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96 AUG -2 AM 10:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ↑ REFERENCE 0210211

No. 1063954