60

This Instrument Prepared By:

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

WARRANTY DEED

BOOK 10163 PG 189

ADDRESS NEW OWNER:
Randall R. Jones and Davida I. Jones
608 Ashley Court
Nashville, Tennessee 37211

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
First American National Bank
First American Center
Nashville, TN 37237

MAP AND PARCEL:
MAP 161-7
GROUP
PARCEL 65

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Larry Dean McCullough and wife, Ruth E. McCullough hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Randall R. Jones and wife, Davida I. Jones, 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. 269 on the Plan of Huntington Park, Section IV, of record in Book 4460, page 74, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Larry Dean McCullough and wife, Ruth E. McCullough by deed from George E. Noetzel and wife, Sarah M. Noetzel of record in Book 8642, page 458, Register's Office for Davidson County, Tennessee.

This is improved property known as 608 Ashley Court, Nashville, TN 37211.

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.

Easement for ingress, egress, maintenance and parking, of record in Book 8636, page 220, Register's Office, Davidson County, TN.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Randall R. Jones and wife, Davida I. Jones, their heirs and assigns, forever; and we, Larry Dean McCullough and wife, Ruth E. McCullough 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 12th day of August, 1996.

Larry Dean McCullough
by Lucy M. Bottorff

Larry Dean McCullough

Ruth E. McCullough
by Lucy M. Bottorff

Ruth E. McCullough

96 AUG 21 PM 12:27
FELIX Z. DAUSCH REGISTER
DAVIDSON COUNTY, TN.

02216716
IDENTIFICATION REFERENCE

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Lucy M. Bottorff, as Attorney-in-Fact for both Larry Dean McCullough and wife, Ruth E. McCullough the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed as Attorney-in-Fact for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 12th day of August, 1996.

NOTARY PUBLIC Thomas I. Bottorff

My Commission Expires: March 2, 1998

THOMAS I. BOTTORFF NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 120,000.00.

Davida L. Jones
AFFIANT

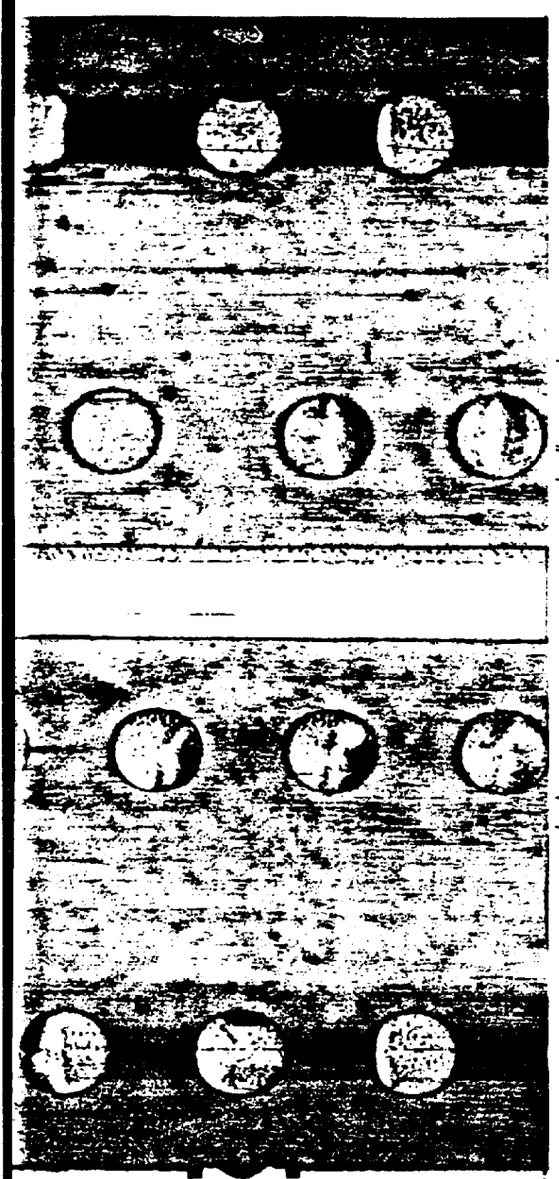
Subscribed and sworn to before me this 12th day of August, 1996.

NOTARY PUBLIC Thomas I. Bottorff

My Commission Expires: March 2, 1998

THOMAS I. BOTTORFF NOTARY PUBLIC AT LARGE

9349 08/21 0101 03CHECK 453.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10163 PG 191

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	120000.00
			CON TX	444.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	453.00
			CHECK	453.00
		08/21/96	01	12:29 0001 9349

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02167116 IDENTIF. # REFERENCE

96 AUG 21 PM 12:27

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1021909