Box 2

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 74,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26th DAY OF November 19 96

NOTARY PUBLIC
My Commission Expires March 27, 1999

MY COMMISSION EXPIRES
(AFFIX SEAL)

BOOK 10275 PG 82

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deborah L. Jones (NAME)	SunTrust Bank, Nashville, N.A. (NAME)	162-6-116
267 Delvin Court (ADDRESS)	201 4th Avenue North (ADDRESS)	05DU-54095
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (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, Kathryn J. Twyman, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Deborah L. Jones and Peggy H. 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, TN, BEING Lot No. 40 on the Plan of Fair Oaks Subdivision, Section 2, of record in Book 4460, page 52, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Walter D. Twyman and wife, Kathryn J. Twyman, by deed from Gardner Construction Co., Inc., of record in Book 4627, Page 760, Register's Office for Davidson County, Tennessee. The said Walter D. Twyman having since died.

This conveyance is subject to the following: All matters appearing on the plan of record in Book 4460, page 52; restrictions of record in Book 4556, page 718; all of record in the Register's Office for Davidson County, Tennessee.

0251094
IDENTIF. ↑ REFERENCE

96 DEC -2 AM 10:35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0325 12/02 0101 03CHECK 286.13

unimproved ( )
This is improved (X) property, known as 267 Delvin Court, 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 my hand this 26th day of November, 19 96

Kathryn J. Twyman
Kathryn J. Twyman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 10275 PG 83

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kathryn J. Twyman, unmarried

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 26th day of November, 1996.

Commission expires 3/27/99

JACQUE FREEZE NOTARY PUBLIC DAVIDSON COUNTY TENN. LARGE

My Commission Expires March 27, 1999

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

WARRANTY DEED

FROM

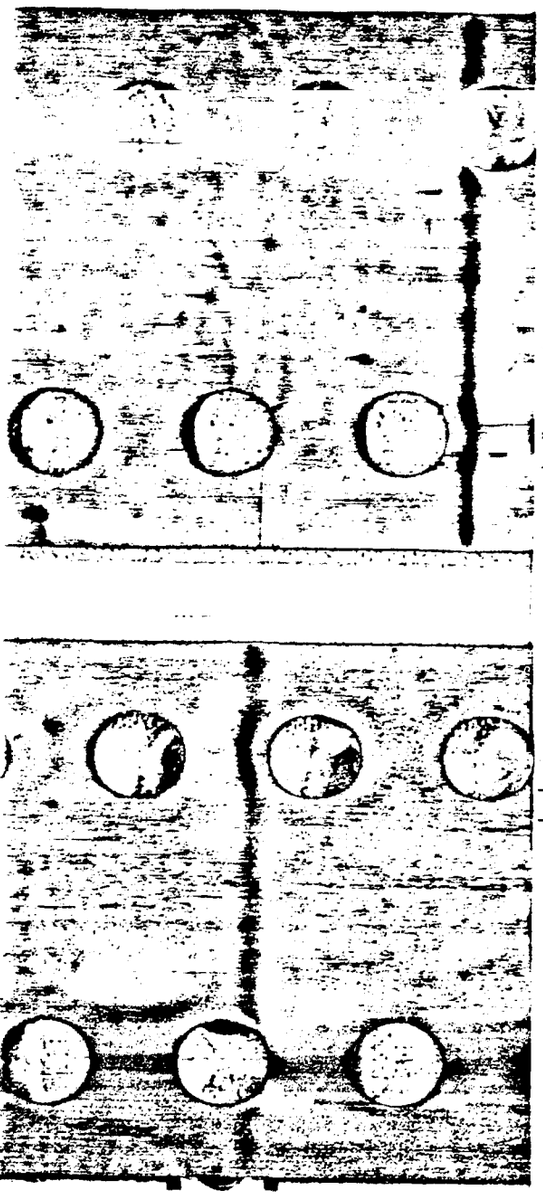
Kathryn J. Twyman

TO

Deborah L. Jones and Peggy H. Jones

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10275 PG 84

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 74900.00
				CON TX 277.13
				PRFEE 1.00
				WDEED 8.00
				TOTAL 286.13
				CHECK 286.13
			12/02/96	01 10:37 0001 0325

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0251094
IDENTIF. ↑ REFERENCE

96 DEC -2 AM 10: 35

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1093001