0261659

IDENTIFICATION REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road: P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (jb) Title No: 38399
Dav. Co. File: Box 8

97 JAN -6 AM 9:54

REGISTER
DAVIDSON COUNTY, TN.

BOOK 10311 PG 122

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Chester A. Jones Cathleen C. Jones 718 A Crescent Road Nashville, Tennessee 37205	First American National Bank First American Center Nashville, Tennessee 37237

TAX MAP-PARCEL NUMBERS: 116-04-124

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joseph C. Sellers and spouse, Edith W. Sellers, as tenants by the entirety,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Chester A. Jones and spouse, Cathleen C. Jones,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 1-A on the Plan of Zone Lot-Lot 1 Rev. Crescent Road Subdivision of record in Book 6050, Page 270, amended in Book 6200, Page 633, Register's Office for said County.

Said Lot No. 1-A fronts 43.53 feet on the easterly margin of Crescent Road and extends back 130.15 feet on the northerly line and 139.77 feet on the southerly line to a dead line in the rear, measuring 40.67 feet thereon.

Being the same property conveyed to Joseph C. Sellers and wife, Edith W. Sellers, as tenants by the entirety by deed from Oscar H. Mason and wife, Dorothy Elizabeth Mason of record in Book 7443, Page 193, Register's Office for Davidson County.

The property herein conveyed is subject to restrictive covenants of record in Book 6050, Page 270 and amended in Book 6200, Page 633 said Register's Office, and to the matters set forth in the referenced Plan of record.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.
This is improved property, known as: 718 A Crescent Road, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered.

unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 2nd day of January, 1997.

Joseph C. Sellers
Joseph C. Sellers

Edith W. Sellers
Edith W. Sellers

State of Tennessee
County of Davidson

On this 2nd day of January, 1997, before me the undersigned authority, personally appeared **Joseph C. Sellers** and **Edith W. Sellers**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 170000.00

Affiant

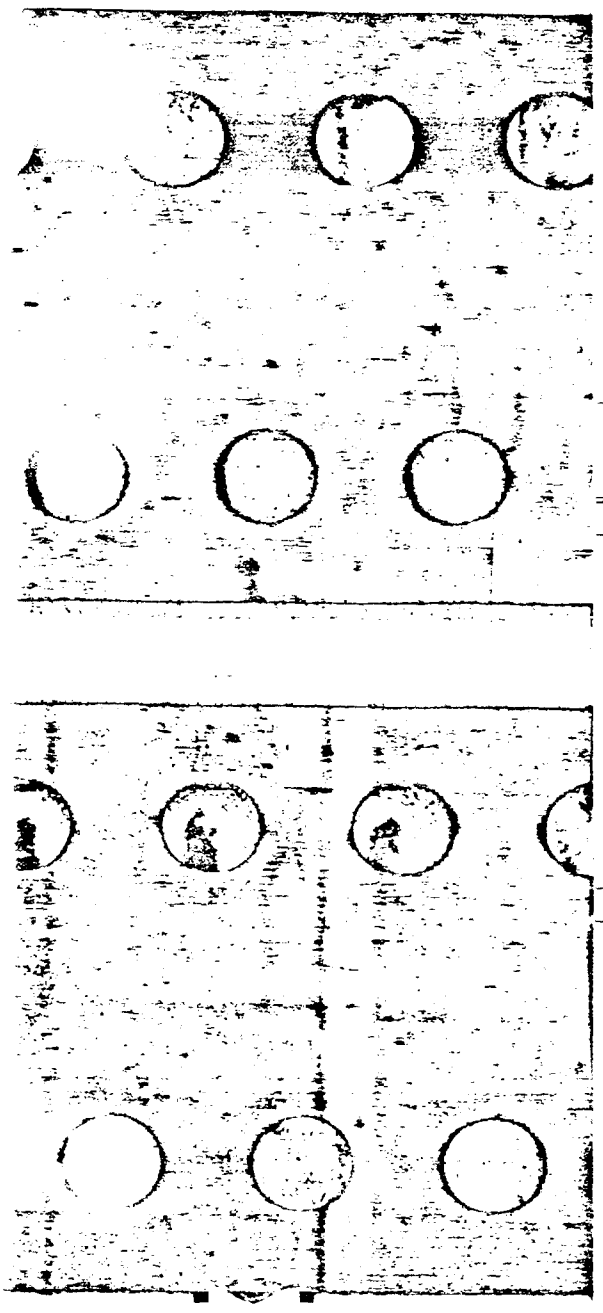
Sworn and subscribed before me on the 2nd day of January, 1997.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP 5-28-2000

Notary Public

2185 01/06 0101 03CHECK 630.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10311 PG 124

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	
				170000.00
			CON TX	629.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	638.00
			CHECK	638.00
01/06/97	01	09:54	0001	2185

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02161659
IDENTIF. & REFERENCE

97 JAN -6 AM 9:54

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1104728