THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

Mail

BOOK 10363 PG 129

OUR FILE NUMBER: R-5889

MAP/GROUP/PARCEL
084-11-0/146.00

NEW OWNER'S NAME AND ADDRESS:
Randall W. Jones
2307 Aubrey Drive
Nashville, Tennessee 37214

SEND TAX BILLS TO:
FT Mortgage Companies
d/b/a Sunbelt National Mtg.
2974 LBJ Freeway, Suite 200
Dallas, Texas 75234

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, Christopher D. Eads and wife, Judy Eads, hereinafter called Grantors, do hereby transfer and convey unto Randall W. Jones, unmarried, his heirs and assigns, hereinafter called Grantees, property described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 225 on the Plan of Maplecrest of record in Book 1835, Pages 27 and 28, Register's Office for said County, to which reference is hereby made for a more complete description thereof.
>
> BEING the same property conveyed to Christopher D. Eads herein by deed of record in Book 5997, Page 62, Register's Office for Davidson County, Tennessee.
>
> Judy Eads, wife of Christopher D. Eads, joins in the conveyance of this property for conveying any interest, marital or otherwise, which she may have in said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Christopher D. Eads
Christopher D. Eads

Judy Eads
Judy Eads

0894 02/28 0101 03CHECK 262.45

97 FEB 28 AM 9:36
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0277224

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Christopher D. Eads and wife, Judy Eads, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 26th day of February, 1997.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2-3-98

STATE OF TENNESSEE
COUNTY OF SUMNER

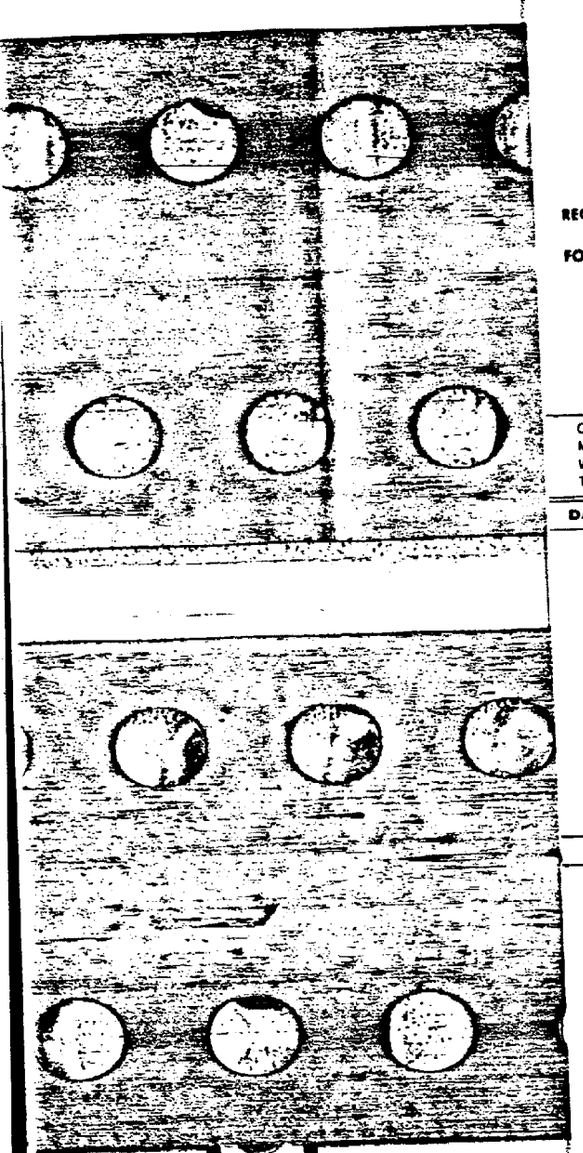
The actual consideration or value whichever is greater for this transfer is $68,500.00.

AFFIANT

Sworn to and subscribed before me, this the 26th day of February, 1997.

NOTARY PUBLIC

My Commission Expires:
2-3-98



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10363 PG 131

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 68500.00	
			CON TX 253.45	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 262.45	
			CHECK 262.45	
02/28/97	01		09:39 0001 0894	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0277224
IDENTIF. ↑ REFERENCE

97 FEB 28 AM 9:36
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1121805