2

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

BOOK 10479 PG 272

ADDRESS NEW OWNER:
Matthew W. Hubbard and Catherine L. Parks
1241 Old Hickory Boulevard
Brentwood, Tennessee 37027

SEND TAX BILL:
Mortgagee

MORTGAGEE:
First American National Bank
P. 0. BOX 290396
Nashville TN 37229-0396

MAP AND PARCEL:
MAP 159
PARCEL 202
7D-37835

WARRANTY DEED

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, I, Margaret E. Jones, married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Matthew W. Hubbard and Catherine L. Parks, unmarried, as joint tenants with right of survivorship, 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:

BEING Lot No. 1-A, Zone Lot Division of Lots 1 and 2, the Revision to the Resubdivision of a Portion of the James M. Stansill, Jr. Property, of record in Plat Book 6200, Page 96, and as amended in Book 6250, Page 534, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Margaret E. Jones, by Quitclaim Deed from G.M. Builders/F.P.C. Properties, a joint venture of record in Book 7293, Page 376, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Plat Book 6250, Page 534, and such easements and setback lines of record in Plat Book 6200, Page 96, and as amended in Plat Book 6250, Page 534, said Register's Office.

Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville/Davidson County, of record in Book 8425, Page 426, said Register's Office.

Taxes for 1997 have been pro-rated and assumed by Grantee(s).

George W. Jones, Jr. joins in the execution of this instrument to convey whatever interest he may have, especially marital rights.

This is improved property known as 1241 Old Hickory Boulevard, Brentwood, TN 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Matthew W. Hubbard and Catherine L. Parks, unmarried, their heirs and assigns, forever; and we, Margaret E. Jones and husband, George W. Jones, Jr., 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 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 30th day of May, 1997.

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Margaret E. Jones
Margaret E. Jones

George W. Jones, Jr.
George W. Jones, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

8658 06/04 0101 03CHECK 634.30

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Margaret E. Jones and husband, George W. Jones, Jr., the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 30th day of May, 1997.

Karen H. Suggs
NOTARY PUBLIC

KAREN H. SUGGS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 9-23-2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 169,000.00.

Matthew W. Hall
AFFIANT

Subscribed and sworn to before me this 30th day of May, 1997.

Karen H. Suggs
NOTARY PUBLIC
My Commission Expires: 9-23-2000

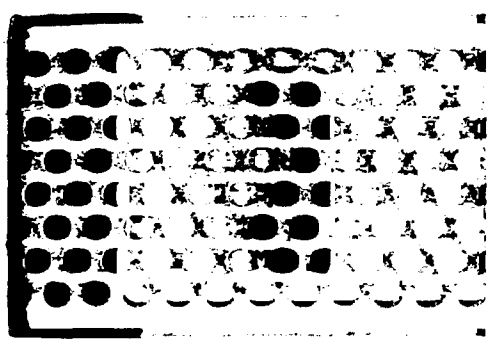
KAREN H. SUGGS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

03111869

IDENTIFICATION REFERENCE

97 JUN -4 AM 11:14

FELIX E. ... REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____

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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

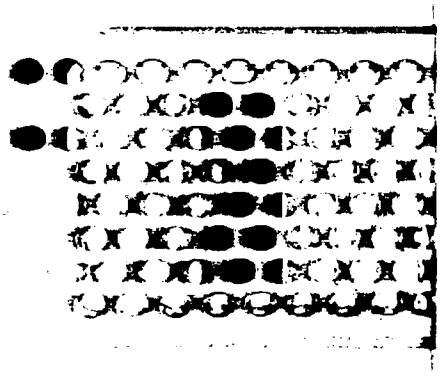
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAHT

	169000.00
CON TX	625.30
PRFEE	1.00
WDEED	8.00
TOTAL	634.30
CHECK	634.30

06/04/97 01 11:18 0001 8658

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03 11869
IDENTIF. # REFERENCE

97 JUN -4 AM 11:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1158584