Box 52

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: 38877
Dav. Co. File: Box 8

97 JUN 23 AM 10:20
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

0318464
IDENTIF. ↑ REFERENCE

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Brian Paul Jones Kelly Marie Moreland Jones 1909 Waterford Drive Old Hickory, Tennessee 37138	Franklin American Mortgage 214 Overlook Court, Ste. 150 Brentwood, TN 37027

TAX MAP-PARCEL NUMBERS: 53-6-A-7

BOOK 10501 PG 379

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 100000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kevin Scott Minton, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Brian Paul Jones and spouse, Kelly Marie Moreland 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. 7 on the Plan of Waterford, Phase 3 of record in Book 7900, Page 707, Register's Office for said County.

Being the same property conveyed to Kevin Scott Minton by deed from W.L. Bainbridge, Inc. of record in Book 9524, Page 277, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Declaration of Restrictions applying to Waterford of record in Book 7463, page 294, said Register's Office.

This conveyance is subject to terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions and Restrictions for Waterford, of record in Book 8694, page 216, as amended and restated in Book 8699, page 462, and made applicable to Phase 3 in Book 9039, page 847, said Register's Office.

This conveyance is subject to By-Laws of Waterford Community Association, Inc., of record in Book 8715, page 583, said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This is improved property, known as: 1909 Waterford Drive, Old Hickory, Tennessee 37138

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 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 19th day of June, 1997.

Kevin Scott Minton

State of Tennessee
County of Davidson

On this 19th day of June, 1997, before me the undersigned authority, personally appeared **Kevin Scott Minton**, 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.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

My Commission Expires: _____

Notary Public

State of Tennessee
County of Davidson

5959 06/23 0101 03CHECK 379.00

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 100000.00

Affiant

Sworn and subscribed before me on the 19th day of June, 1997.

My Commission Expires: 12/16/99

Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10501 PG 381

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 100000.00
CON TX 370.00
PRFEE 1.00
MDEED 8.00
TOTAL 379.00
CHECK 379.00

RECEIPT IS NOT VALID UNLESS CHECK IS PAID BY BANK 06/23/97 01 10:22:0001 5959

IDENTIF. ↑ REFERENCE 031846

97 JUN 23 AM 10:20

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1165793