(2)

BOOK 10548 PG 524

THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Ruth E. Mitchell-Howard
424 Hart Avenue
Nashville, TN 37206

MORTGAGEE:
NationsBank of Tennessee, N.A.
830 Central Avenue
Tampa, FL 33633-0754

SEND TAX BILLS:
NEW OWNER

MAP-PARCEL:
Map 83-8
Parcel 228

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.
97 JUL 30 PM 2:39
MAIL ENV.
[illegible] CONFIDENCE
0331901

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, we, **ROBERT L. JONES, MARRIED,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **RUTH E. MITCHELL-HOWARD,** 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, Tennessee, being Lot No. 12 on the Plan of Leek's Subdivision of the Arthur Tract, of record in Book 547, page 54, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Robert L. Jones, by deed from Horace Temple Jones and wife, Mamie Lyell Jones, as of record in Deed Book 7611, page 319, Register's Office for Davidson County, Tennessee.
>
> The said Mrs. Jones is not required to join in said conveyance, as this not their marital residence.

0622 07/30 0101 03CHECK 134.80

This is improved property known as 424 Hart Avenue, Nashville, Tennessee 37206.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants, if any, and easements, covenants and conditions as shown on the Plan of record in Plat Book 547, page 54, Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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 our hands this 29th day of July, 1997.

ROBERT L. JONES

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert L. Jones, married**, the bargainor, 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 Mt. Juliet, Tennessee, this 29th day of July, 1997.

NOTARY PUBLIC

My Commission Expires: March 22, 2001

STATE OF TENNESSEE)
COUNTY OF WILSON)

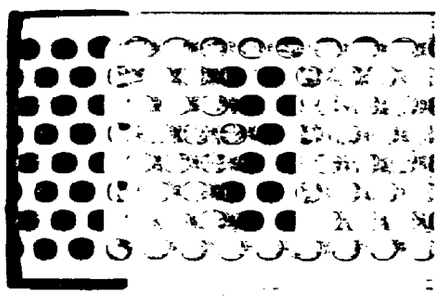
The actual consideration or value, whichever is greater for this transfer is $34,000.00.

AFFIANT

Subscribed and sworn to before me
this 29th day of July, 1997.

NOTARY PUBLIC

My Commission Expires: March 22, 2001



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

RECEIVED OF _____

FOR _____

BOOK 10548 PG 526

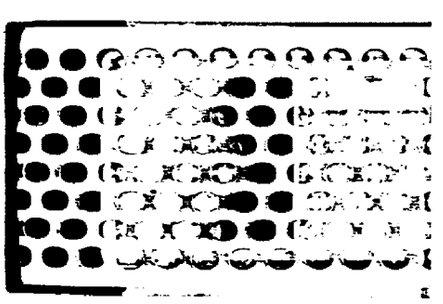
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 34000.00
CON TX 125.80
PRFEE 1.00
WDEED 8.00
TOTAL 134.80
CHECK 134.80

07/30/97 01 14:42 0001 0622

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0331901
IDENTIFICATION REFERENCE

97 JUL 30 PM 2:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1180265