THIS INSTRUMENT PREPARED BY:

Mail

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE) 10704:365
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 158,300.00

Robert A. Grummon
Affiant

Subscribed and sworn to before me, this 24th day of November 1997

Notary Public

My Commission Expires: 9-29-2001

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
ROBERT A. GRUMMON, JR. 1909 Beechwood Avenue Nashville, Tennessee 37212	SOUTHTRUST MORTGAGE CORPORATION 5409 Maryland Way Suite 100 Brentwood, Tennessee 37027	MAP 104-16 PARCEL 236

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FIFTY EIGHT THOUSAND THREE HUNDRED AND NO/100---------- ($ 158,300.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, I, KATHLEEN A. JONES, MARRIED

hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto ROBERT A. GRUMMON, JR. AND WIFE, LEAH J. GRUMMON

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 the easterly one-half of Lot No. 221 on the Plan of Belmont Land Company's Plan of Lots called "Belmont Heights' as of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

SAID east half of Lot No. 221 fronts 50.0 feet on the south side of Beechwood Avenue and runs back between parallel lines, 175.0 feet to an alley.

BEING the same property conveyed to Kathleen A. Jacobson, unmarried, by deed from Cynthia M. Pickard, unmarried, of record in Book 9692, page 481, Register's Office for Davidson County, Tennessee; the said Kathleen A. Jacobson having since married H. Ramsey Jones, II, and is now known as Kathleen A. Jones.

H. RAMSEY JONES, II, spouse of Kathleen A. Jones, joins in this conveyance to convey any interest he may have in subject property, particularly any marital interest.

6049 12/02 0101 03CHECK 594.71

This is improved property known as 1909 Beechwood Avenue, Nashville, Tennessee 37212

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.

GRANTOR COVENANTs with the said GRANTEEs that she is lawfully seized and possessed of said land in fee simple, has good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Belmont Land Company's Plan called Belmont Heights of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

BOOK 10704 PG 366

GRANTOR___ FURTHER COVENANTs__ and binds herself___, her___ heirs and representatives to warrant and forever defend the title to the said GRANTEEs, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 24th day of November, 19 97.

KATHLEEN A. JONES

H. RAMSEY JONES, II

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named KATHLEEN A. JONES and H. RAMSEY JONES, II, 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 instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of November, 1997.

My Commission Expires: 4-29-2001

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____day of _____ , 19 _____.

My Commission Expires: _____

Notary Public

IDENTIFICATION REFERENCE

97 DEC -2 PM 2:16

FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0375508

[redacted]

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 10701 PG 367

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

DRFT
150300.00

CO TX 585.71
PRFEE 1.00
WREED 8.00
TOTAL 594.71
CHECK 594.71

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 6049

0375508
IDENTIFICATION REFERENCE

97 DEC -2 PM 2:16
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.1226877