BOOK 10717 PG 509

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,000.00

Gina L. Kremar
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF DECEMBER, 1997.

Lori Holloway
Notary Public

MY COMMISSION EXPIRES: October 9, 1999.

(AFFIX SEAL)

My Commission Expires Oct 9, 1999

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William C. Jones	Southeastern Mortgage of Tennessee, Inc.	150-10-185
(NAME)	(NAME)	
304 Oak Timber Court	115 29th Ave. South	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville,Tennessee 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JAMES G. WOODS AND WIFE DORIS L. WOODS** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM C. JONES AND GINA L. KREMAR, UNMARRIED PERSONS**** 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. 73 on the Plan of Lake Towne Park Section 2 of record in Plat Book 6900, Page 111, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to James G. Woods and wife Doris L. Woods by deed of record in Book 7291, Page 431, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

**As joint tenants with right of survivorship

This is improved (X) property, known as 304 Oak Timber Court, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 my/our hand(s) this 9th day of December, 1997.

James G. Woods

Doris L. Woods

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Lori Holloway, a Notary Public in and for said County and State, the within named James G. Woods and wife Doris L. Woods, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch , Tennessee this 9th day of December, 1997

Commission expires: October 9, 1999

Lori Holloway
Lori Holloway Notary Public

My Commission Expires Oct 9, 1999

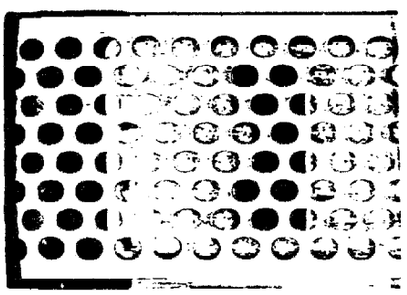
IDENTIF. & REFERENCE

97 DEC 11 PM 12:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0016 12/11 0101 03CHECK 338.30

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 10717 PG 510

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

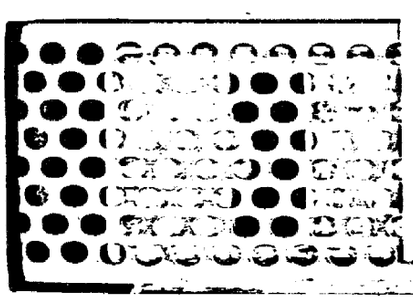
CAMT 89000.00
CON TX 329.30
PRFEE 1.00
WDEED 8.00
TOTAL 338.30
CHECK 338.30

12/11/97 01 12:42 0001 0016

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0379101
IDENTIF. # REFERENCE

97 DEC 11 PM 12:31
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.



No. 1230792