PREPARED BY (AND RETURN TO):

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BOOK 10951 PG 633

W & I Ref: (sk) Title No: 39925
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
James Kevin Jones Helen Haddad Jones 7704 Dave Kestner Drive Nashville, TN 37221	Franklin American Mortgage 214 Overlook Court, Suite 150 Brentwood, TN 37027

TAX MAP-PARCEL NUMBERS: 128-10-232

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 161,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ray Griff and spouse, Trudy Griff,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James Kevin Jones and spouse, Helen Haddad 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. 2 on the plan of First Revision Meade Vue of record in Book 9700, page 58, said Register's Office.

SAID Lot No. 2 fronts 65.73 feet on the broken southwesterly margin of Dan Kestner Drive and extends back 147.49 feet on the broken northwesterly line and 134.73 feet on the southeasterly line to a dead line in the rear, measuring 87.72 feet thereon.

BEING the same property conveyed to Ray Griff and Trudy Griff, husband and wife, by deed from Buddy Dunn Contractors, Ltd., of record in Book 11026, page 402, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1998, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 9700, Page 58, said Register's Office, which Plan shows minimum building setback lines to be determined by Metropolitan Zoning Regulations and a 20 foot easement for public utility purposes along the front line of said lot, and a 25 foot easement for public utility and drainage purposes along the rear line of said lot, a 7.5 foot easement for drainage purposes along the easterly side line of said lot and a 10 foot easement along the front line of said lot with an 8 inch water line lying therein; The Declaration of Covenants, Conditions and Restrictions of record in Book 7461, page 462, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Mortgage Loan Inspection by John Kohl & Co., P.C., dated May 8, 1998, which discloses concrete drive encroaches onto 20 foot public utility easement, 10 foot easement and 8 inch water line.

This is improved property, known as: 7704 Dave Kestner Drive, Nashville, TN 37221

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 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 28th day of May, 1998.

Ray Griff

Trudy Griff

State of Tennessee
County of Davidson

On this 28th day of May, 1998, before me the undersigned authority, personally appeared **Ray Griff** and **Trudy Griff**, 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.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 161000.00

James Kevin Jones
Affiant

Sworn and subscribed before me on the 28th day of May, 1998.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

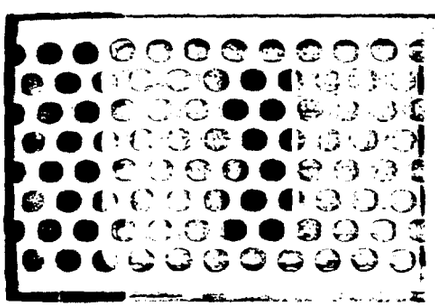
My Commission Expires: _____ Notary Public

3225 05/29 0101 03CHECK 604.70

98 MAY 29 PM 2:22
FELIX Z. ANDERSON, REGISTER
DAVIDSON COUNTY, TN.

0443506
IDENTIF. & REFERENCE

Wldoc: Deed Wty—12/92



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

RECEIVED OF _____

FOR _____

BOOK 10951 PG 635

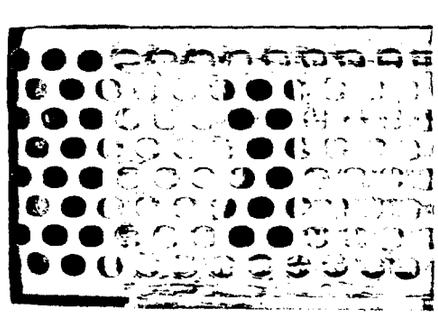
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 161000.00
CON TX 595.70
PRFEE 1.00
WDEED 8.00
TOTAL 604.70
CHECK 604.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/29/98 01 14:24 0001 3225



0443506
IDENTIF. # REFERENCE

98 MAY 29 PM 2:22

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1299170