THIS INSTRUMENT PREPARED BY:
George E. Mudter, Jr., Esq.
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215
(615) 383-4429

FTEC File No. 16637
File Box 9-B

FIRST TITLE & ESCROW CO., INC.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $169,000.00

Affiant

Subscribed and sworn to before me, this 12th day of July, 1999

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

My Commission Expires SEPT. 23, 2000

Address New Owner(s):	Send Tax Bills to	Tax Information
MR/MRS STEVEN M. JONES	COUNTRYWIDE HOME LOANS	MAP 126
9141 Old Charlotte Pike	718 Thompson Lane, Suite 114	PARCEL 99
Pegram, Tennessee 37143	Nashville, Tennessee 37204	FB# 9D14075

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, MARTHA BATES AGUILAR AND HUSBAND, ROY AGUILAR , who joins in the execution of this instrument for the purpose of conveying any interest he may have in the subject* , ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to STEVEN M. JONES AND WIFE, RHONDA JONES , ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 9141 Old Charlotte Pk., Pegram, TN 37143

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of July, 1999.

MARTHA BATES AGUILAR

ROY AGUILAR

*property by virtue of his marriage to the said Martha Bates Aguilar.

4773 07/20 0101 03CHECK 839.53

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, MARTHA BATES AGUILAR AND HUSBAND, ROY AGUILAR , with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of July, 1999.

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

Notary Public

WARDEED

My Commission Expires SEPT. 23, 2000

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of McPherson Acres, as of record in Plat Book 6050, page 433, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Martha Bates Aguilar by quitclaim deed from James C. Vance, Trustee of record in Book 9348, page 756, said Register's Office.

This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Plat Book 6050, page 433, said Register's Office.

06138806

99 JUL 20 PM 12:23

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11580 PAGE 148

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

06013806

99 JUL 29 PM 12:23

[illegible] REFERENCE

[illegible]

[illegible]
[illegible] 165700.00
[illegible] 628.63
[illegible] 1.00
[illegible] 9.50
[illegible] 2.00
[illegible] TOTAL 639.13
[illegible] CHECK 639.13
[illegible] 07/29/99 08 12:26 2001 4773

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1493083